



Inspection Report

Mr. Robert Zimmerman

Property Address:

123 Main Street
Helena, MT 59601

Ascension Home Inspection

Paul Jenkins
PO Box 414
Helena, Mt 59624
406.461.8888



Date: 9/7/2007	Time: 1:00 PM	Report ID: 70907
Property: 123 Main Street Helena, MT 59601	Customer: Mr. Robert Zimmerman	Real Estate Professional: Tom Landry

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GENERAL INFORMATION

This inspection was performed in accordance with the The Standards of Practice of **The National Association of Certified Home Inspectors (NACHI)**, and The Standards of Practice of **The American Society of Home Inspectors (ASHI)**. These standards are viewable at www.ascensionhi.com.

This inspection was performed in compliance with an Inspection Agreement and/or a Testing Agreement entered into by **Ascension Home Inspection, PLLC** and the client. The items and conditions of these two agreements are hereby included in this report. Within these two documents are relevant inclusions and exclusions.

This report was prepared using HomeGauge software licensed to **Ascension Home Inspection, PLLC**.

There is accurate information available about our Code of Ethics, Standards of Practice, common recalls and defective products, building systems, environmental hazards, and other useful links for the home buyer and owner available at <http://ascensionhi.com>.

Please note that we have included a Summary of Significant Findings at the end of this report. The items in this summary are in the main body of the report but have been copied for your convenience. The summary is not encompassing and is not a substitute for reading the report in its entirety. Please review the entire written report, including exclusions, limitations, and barriers to the inspection, as it contains additional information not found in the summary.

In this report there may be referenced to Level 1, Level 2, Level 3, etc. These levels note livable spaces, starting at the lowest level.

DEFINITIONS OF TERMS USED

After reviewing each component, we assign a rating. These ratings and their definitions are listed below. The fundamental question regarding each component is whether or not it is functional. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component (IN) unit and if no other comments were made then it appeared its function and condition are appropriate for its age and use.

Monitor (M) = A system or component that needs further investigation and/or monitoring in order to determine if repairs are necessary. An example would be a system that is functioning but may be near the end of its serviceable life.

Hazardous (H) = A potential or current human safety issue exists. Correction of the condition is recommended.

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

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

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

STATEMENT OF INTENTION

The subject of this inspection was a single family home or a single unit in a condominium. The client wanted an assessment of the major systems of the structure, This inspection was a visual inspection. No exploratory or invasive testing was performed. Our focus was to supply the client with a detailed and accurate inventory of the significant systems of the structure for the protection of financial equity. Although thorough, it should not be considered a total and complete list of all issues at hand. It is a solid foundation from which appropriate decisions might be made.

GENERAL LIMITATIONS OF THE INSPECTION

This report is intended as a general guide to help the client make their evaluation of the overall condition of the home, and is not intended to reflect the value of the premises. The physical examination is designed to identify material defects in the readily accessible systems, structures, and components of the structure. The report expresses the personal opinions of the inspector, based upon his visual impressions of these conditions that existed at the time of the inspection. Latent and concealed defects are excluded. Specific barriers to the inspection will be part of the report body.

To the best of our knowledge and belief, all statements and information in this report are true and correct.

Ascension Home Inspection**Paul L. Jenkins**

Address Designation:
Easy for emergency personal

Area:
City

Residence Type:
stand alone

Units in Structure:
one

Square Footage:
Listed as 2176

Number of Living Levels:
2

Number of Bedrooms:
4

Number of Bathrooms:
2

Age Of Structure:
120 yo

Street:
through

Street Paved:
Yes

Grounds/Roof Surface Moisture:
Dry

Weather:
Clear

Temperature/Exterior:
84

Humidity/Exterior:
27%

Temperature/Interior:
75

Humidity/ Interior:
28%

Current State:
vacant

Water Source:
Municipal

Sewer Source:
Municipal

Radon Test:
No

Water Test:
No

Consulting:
No

Client Is Present:
Yes

Client's Realtor Present:
Yes

1. Roofing

LIMITATIONS, EXCLUSIONS, AND BARRIERS:

Please Read Carefully

1. Whenever a condition exists which, in the opinion of the inspector, creates a possible safety hazard for the inspector or may result in material damage to the roof, the roof will not be walked on.
2. When a roof cannot be walked on, or when snow, ice or debris prevents visual examination of the roof, hidden defects may exist which are outside the scope of inspection.
3. When the chimney cannot be readily or safely accessed for inspection, hidden damages may exist which are outside the scope of inspection. Complete examination of the interior of chimneys or flues is outside the scope of inspection. **It is always recommended that chimneys be professionally inspected and cleaned by a chimney sweep prior to first use by a new homeowner.**
4. Fogging or steaming of double pane skylights may only be visible during certain weather conditions, typically higher temperatures, and may not be apparent during the inspection, especially if the skylights are dirty.
5. Antenna or satellite dish function, operation, and grounding is outside the scope of inspection.
6. Gutter and downspout leaks, like roof leaks, may not be apparent during the inspection due to the weather conditions at the time.
7. Other specific barriers to the inspection are noted in the foregoing report.

The foregoing is an opinion of the general quality of the roof and roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a heavy, prolonged rainfall or with specific water tests which are outside the scope of this inspection.

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for inspection of the roof system meet or exceed the Standards of Practice of NACHI and the Standards of Practice of ASHI. In the course of our visual examination we shall, but are not limited to, observing: A representative area of the roofing surface, material, and roofing components; the Presence and condition of visible roofing underlayment; Material wear, deterioration or damage, looseness or lifting of roofing material, and missing roofing material; Improper installation, presence of repairs, and signs of leaking; Possible ventilation issues; Possible structural or sheeting issues; Damaged or deteriorated flashings, missing flashings, and inadequate flashing details; Skylights, chimneys, flues and other roof penetrations; the presence or absence of chimney caps and screens and the condition of chimney brick and mortar; the Condition of accessible and visible flue interiors/liners; and the Gutter and downspout system. The method of observation will be reported on.

Styles & Materials

<p>Roof Flashings: Galvanized Steel</p>	<p>Method of Inspection: Ground Ladder Walked roof</p>	<p>Sky Light(s): None</p>
<p>Chimney (exterior): N/A</p>	<p>Gutters/Downspouts: Plastic</p>	<p>Levels/Layers: Multiple Levels One Layer</p>
<p>Penetrations: Two</p>	<p>Estimated Service Life: In First Third Near the End of Service</p>	<p>Roof Material: Hot-mop</p>

Inspection Items

1.0 Roof Coverings

Comments: Monitor, Repair or Replace

- 1. This is a Mansard style roof with two different roofing materials. The architectural shingles are in good condition however, it appears that this may have been a nonprofessional installation.
- 2. There is one strip of shingles on the ground on the east side of the house, one strip is hanging by one nail. These should be replaced.
- 3. The upper roof should be watched. There are numerous patches and many hairline cracks. I recommend having the roof system evaluated by a licensed roofing contractor.



1.0 Picture 1



1.0 Picture 2

1.1 Flashings and Valleys

Comments: Inspected

1.2 Penetrations

Comments: Inspected

Penetrations where viewed from a ladder on the south side.

1.3 Chimneys and Flues

Comments: Inspected

1.4 Roof Drainage Systems

Comments: Monitor

Look for water intrusion in the basement. It would be prudent to finish gutters around perimeter of the house and to divert water away from the foundation

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

2. Exterior

LIMITATIONS, EXCLUSIONS, AND BARRIERS:

Please Read Carefully

1. Any area which is hidden from view or inaccessible to a hands on inspection is excluded from the inspection. Be aware the inaccessible areas may be vulnerable to conditions that adversely affect the property and should be made accessible for inspection if feasible or reasonable to do so.
2. In homes built prior to 1978, Lead based paint and or Asbestos may be present. It is beyond the scope of inspection to identify or test for Lead based paint and Asbestos. For more information about possible environmental hazards in your home visit www.ascensionhi.com
3. The condition of the exterior siding, hidden by a decks attachment point, or ledger board, as well as the condition of the ledger board cannot be determined and hidden conditions may exist.
4. The presence and effectiveness of any buried drain lines, and the locations they may drain to, are outside the scope of inspection and cannot be commented on.
5. Fogging or steaming of double pane windows may only be visible during certain weather conditions, typically higher temperatures, and may not be apparent during the inspection, particularly if the windows are dirty.
6. Other specific barriers to the inspection are noted in the foregoing report.

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for inspection of exterior components meet or exceed the Standards of Practice of NACHI and the Standards of Practice of ASHI. In the course of our visual examination we shall, but are not limited to, observing: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

Styles & Materials

Siding Style:

Stucco

Siding Material:

Brick veneer
Stucco

Eaves/Soffits/Fascias:

Wood

Window Frames/Trim:

Wood
Vinyl

Exterior Entry Doors:

Wood

Driveway:

Concrete

Porches/Decks/Steps/Railings:

Wood
Poured Concrete
Deck

Entry Walkway/ Patios:

Sidewalk

Inspection Items

2.0 General Grade and Slope

Comments: Monitor

The slope is neutral to negative around the perimeter. Diverting water away from the perimeter is recommended.

2.1 Wall Cladding, Flashing, and Trim

Comments: Monitor

Paint should be maintained so further deterioration does not occur.



2.1 Picture 1

2.2 Doors (Exterior)**Comments:** Inspected**2.3 Windows****Comments:** Inspected**2.4 Eaves, Soffits, and Fascia****Comments:** Monitor

The fascia board is in rough shape. There is spray in foam filling some holes. There are chunks missing from numerous section and wasp nests were observed. Covering or filling holes in the short term would be a good idea. They are nearing the end of their life . Budget for replacement.



2.4 Picture 1 Missing piece of fascia board



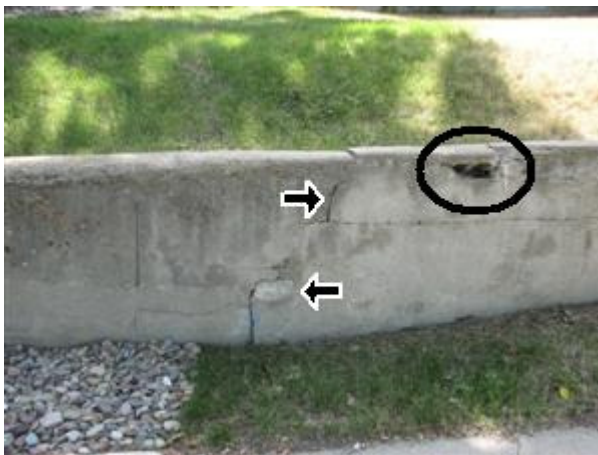
2.4 Picture 2 Typical fascia deterioration

2.5 Decks, Balconies, Steps, Porches, Patio/Cover, and Applicable Railings**Comments:** Inspected

Deck handrail is unscrewed and loose. I would recommend removing it or putting in screws.

2.6 Driveways/Walkways**Comments:** Inspected**2.7 Retaining Walls****Comments:** Monitor

Retaining wall on west side of the property is marginal. Your neighbor portion is in worse condition but, this will effect your side. There is spalling and one big piece of concrete missing from the front steps from sidewalk. Do not use salt in the winter.



2.7 Picture 1 The main crack is close to what the property boundry is.

2.8 Other**Comments:** Monitor

Clean walls on N side to deter growth of organisms.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be

considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

LIMITATIONS, EXCLUSIONS AND BARRIERS:

Please Read Carefully

1. If stored personal items and/or vehicles are in the garage, inspection is limited to those areas accessible. Inaccessible areas are outside the scope of inspection.
2. Determining the condition of the concrete slab beneath floor coverings, vehicles and/or stored items is outside the scope of inspection.
3. Inspection of remote control transmitters is outside the scope of inspection.
4. Determining the heat resistance rating of firewall's is beyond the scope of this inspection. *Flammable materials should not be stored within the garage area.*
5. Other specific barriers to the inspection are noted in the foregoing report.

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for inspection of the readily visible and reasonably accessible components of the garage meet or exceed the Standards of Practice of NACHI and the Standards of Practice of ASHI. In the course of our visual examination we shall, but are not limited to, observing: the interior structure of the garage's visible or exposed wall and ceiling framing; Conditions related to the firewall separation; Signs of water penetration from the exterior; Garage door condition and operation to determine if automatic reversing mechanisms properly function; the Door to the house, operation, for any defects which would negatively impact the firewall separation; Stairs or steps and related defects or safety concerns; revisable and accessible floor for defects, settling, signs of water penetration and the presence or absence of devices to protect appliances from vehicular damage.

Styles & Materials

Garage Size/Type:

Two Car

Eaves/Soffits/Fascia:

Metal

Foundation:

Thickened edge slab

Auto-opener Manufacturer:

GENIE

Roofing:

3 tab

Garage Siding:

Lap

Garage Door Type:

Two automatic

Outlets/Switches/Phone Jack:

Outlets/Yes

Switches/Yes

Phone Jack/Not Viewed

Gutters/Drainage System:

Metal

Floor:

Concrete

Garage Door Material:

Insulated

Heat Source:

None

Inspection Items

3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls (Including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Inspected

3.3 Garage Door (S)

Comments: Inspected

3.4 Garage Door Openers (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

4. Interiors

LIMITATIONS, EXCLUSIONS AND BARRIERS:

Please Read Carefully

1. Where the home is occupied, personal furnishings and stored items will limit accessibility to interior components for inspection. Be aware that hidden conditions could exist.
2. Reporting on staining and/or odors from animals or other sources, within or beneath floor coverings such as carpet is outside the scope of inspection.
3. Intermittent roof leaks which occur only during certain weather conditions may not be identified during the inspection. The only reasonable way to determine if leaks are present is to observe the structure during a heavy, prolonged rainfall. Ascension has no responsibility for conditions which may occur after the inspection such as wind damage to the roof which may cause leaking to the interior.
4. Testing for and identification of mold/mildew is outside the scope of this inspection. If you have any concern about the possibility of hidden mold or mildew in your home, it is recommended that you have testing done by a certified industrial hygienist trained in mold testing. Learn more on mold at www.ascensionhi.com.
5. Floor squeaks and/or springiness not present during the inspection, which only become apparent after personal furnishings have been moved out, are outside the scope of inspection.
6. Older, pre 1978, acoustical or popcorn ceilings and vinyl floor backing may contain asbestos and lead paint may be present. It is beyond the scope of this to determine if asbestos or lead paint was used. Visit www.ascensionhi.com for more information relating to asbestos and other environmental hazards.
7. Window treatments, central vacuum systems, intercoms and security systems are outside the scope of inspection.
8. Other specific barriers are noted in the foregoing report.

The condition of walls behind wall coverings, paneling, and furnishings cannot be judged. Only the general condition of visible portions of floors are included in this report. As a general rule, cosmetic deficiencies are considered normal wear and tear and not reported. Determining the source of odors, or other like conditions is not part of this inspection. Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. I recommend checking with the owners for further information.

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for interior components meet or exceed the Standards of Practice of NACHI and the Standards of Practice of ASHI. In the course of our visual examination we shall, but are not limited to, observing: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Styles & Materials

Ceiling Materials: Sheetrock Plaster	Wall Material: Sheetrock Plaster	Floor Covering(s): Linoleum Wood
Interior Doors: Wood	Window Types: AGED Thermal/Insulated Single-hung Casement	Window Manufacturer: UNKNOWN
Cabinetry: Wood Veneer	Countertop: Laminate Wood	Miscellaneous: Not viewed

Inspection Items

4.0 Ceilings

Comments: Inspected

4.1 Walls

Comments: Monitor, Repair or Replace



1. Walls of downstairs shower and shower floor will need to be regouted in the near future.
2. The window in the downstairs shower should be watched carefully. It is not functioning in its current state. It should be recaulked.
3. The extension cord in the down stairs bedroom is not rated to pass through a wall. I recommend removing it

4.2 Floors

Comments: Monitor

Bathroom floor should be regouted to prevent water penetration.

4.3 Steps, Stairways, Balconies, and Railings

Comments: Hazardous

1. There is no guardrail at bottom portion of stairway.
2. Handrail ends should return to wall for safety reasons.
3. The stairs give significantly when you walk on them. I recommend that a qualified contractor remedy these issues.
4. The handrails going to the basement also should return to the wall so clothing, straps, etc., don't catch.

4.4 Counters and a Representative Number of Cabinets

Comments: Inspected

4.5 Doors (Representative Number)

Comments: Inspected

4.6 Windows (Representative Number)

Comments: Repair or Replace



Window in S upstairs bedroom is not functioning correctly.

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

5. Structural Components

LIMITATIONS, BARRIERS, AND EXCLUSIONS:

Please Read Carefully

1. Where sub flooring is insulated, sub structure framing components and the subfloor will not be visible. Subfloor insulation will not be removed during the inspection except where damage is suspected. Be aware that hidden damages may exist, particularly in older structures.
2. Where the structure is slab on grade and finished flooring is in place, the condition of the slab cannot be assessed.
3. Where structure has a full or partial basement, and there are floor coverings and/or finished walls and ceilings, the condition of structural components cannot be assessed. Again, be aware that hidden damages could be present, particularly in older homes.
4. Where access is physically limiting to entry by the inspector, the inspection will be so limited.
5. Where the crawl space contains suspected hazardous debris of any kind, standing water, or raw sewage the inspection will be performed at the discretion of the inspector and may require professional clean up prior to inspection.
6. The attic space will not be entered if built in shelving, limited access, limited space, stored items in the attic or other obstacles prevent reasonable access. If, in the opinion of the inspector, entering the attic could represent risk of personal injury and/or damage to the structure, the attic will not be entered.
7. Any other barriers to the inspection will be noted in the foregoing report.

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water can happen during prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. Gutters, downspouts, and diversion of water away from the foundation is always advisable. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for inspection of the home's structural components meet or exceed the Standards of Practice of NACHI and the Standards of Practice of ASHI . In the course of our visual examination we shall, but are not limited to, observing: Sstructural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Styles & Materials

<p>Foundation: Rock</p>	<p>Entry Location: Basement Crawlspace in from basement</p>	<p>Method used to observe Crawlspace: Unsafe conditions Debris Obstructed Limited access From basement with flashlight</p>
<p>Floor Structure: 2 X 8 Wood joists Slab Wood beams</p>	<p>Wall Structure: Wood Brick</p>	<p>Columns or Piers: Wood piers Dry stacked rock or stone</p>
<p>Ceiling Structure: Not visible</p>	<p>Roof Structure: Not visible</p>	<p>Roof-Type: Mansard</p>
<p>Method used to observe attic: Inaccessible</p>	<p>Attic info: Mansard crawl area inaccessible</p>	

Inspection Items

5.0 Foundations, Basements, and Crawlspace

Comments: Inspected, Monitor

1. Keeping water away from the foundation is a critical.
2. There have been modifications made to the original stone foundation in the interior section.
3. There is accumulated effervescence that indicates water penetration, particularly noted around the area of the electrical distribution panel.
4. There was moisture present in the soil on the E side of the basement in the center.

5.1 Walls (Structural)

Comments: Inspected

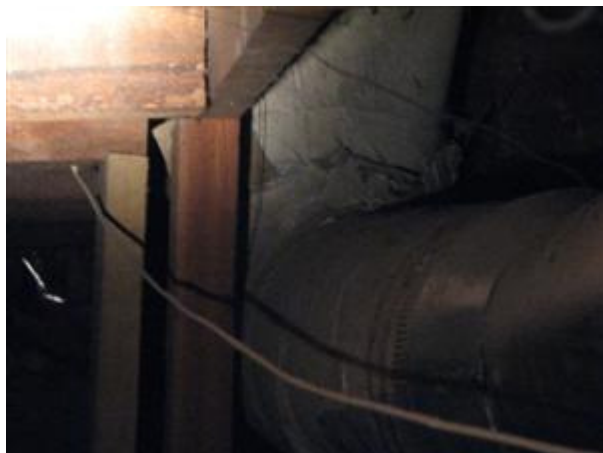
5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected, Monitor

The original floor structure is holding up. There are not considerable, noticeable sags in the floor from above. However, this vintage of house did not allow for ducting to penetrate the floor system. When ducts were added the floor was cut and was not properly headed off. The floor system has make shift supports under these areas. Watch these areas. Dry stacked rocks and shims are not a permanent solution.



5.3 Picture 1 Cut joists and ducting

5.4 Ceilings (structural)

Comments: Inspected

5.5 Roof Structure and Attic

Comments: Repair or Replace, Not Inspected



1. There is structure above the ceiling with no ventilation and no access.
2. The only access to the steep section of roofing around the interior walls has one panel that is painted shut.
3. There does not appear to be any ventilation to this area. I recommend that ventilation is added.
4. You will want to open that access in the back bedroom to look at this structure and components.

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

6. Plumbing System

LIMITATIONS, BARRIERS, AND EXCLUSIONS:

Please Read Carefully

1. Hidden conditions may be present when system components are concealed by subfloor insulation, pipe wrap, finished walls, ceilings, concrete, or concrete. Inaccessible components cannot be inspected and are outside the scope of the inspection.
2. Well and pump related equipment, including pipes, tanks, pumps and electrical connections, as well as water softening systems, and specialized systems such as instant hot water heaters are outside the scope of inspection. **It is recommended that a licensed plumber familiar with such specialty equipment evaluate the system further.**
3. Landscape sprinkler systems are outside the scope of inspection. If you have concerns contact a licensed irrigation specialist for system evaluation.
4. Where electrical power to the structure is off, and the home is serviced by a private well dependent upon such power, the presence of any plumbing leaks or conditions cannot be accessed and is outside the scope of inspection.
5. Identification of any plumbing appliance or components which may have been, or currently are, subject to any recall or legal action is outside the scope of inspection. **You are encouraged to follow up with the manufacturers of your plumbing components prior to closing the transaction to determine if any gas appliance been subject to such a recall or legal action. Visit www.ascensionhi.com for helpful recall links.**
6. Where the water heater is a direct vent type with a sealed combustion chamber, the chamber cannot be accessed for inspection and is outside the scope of inspection.
7. Evaluation of the adequacy of sump pumps and sewage ejector pumps is outside the scope of inspection.
8. Evaluation of the septic system is outside the scope of inspection. **It is recommended that a septic system specialist evaluate the system.**
9. Operation of automatic safety controls and any valve except water closet flush valves, fixture faucets, and hose faucets is outside the scope of this inspection.
10. Spas and saunas are excluded from this inspection report.
11. Identification of leaks, intrusions, or blockages of buried lines, verifying the latency of such lines and identifying the termination point of such lines is outside the scope of inspection. It should be noted that a common problem in Helena, particularly in older neighborhoods, is tree root intrusion into the sewage lines. We recommend consulting with the owners about any problems encountered and any line maintenance that has been required. If you have any questions as to the adequacy of flow, having the lines scoped by a licensed contractor is prudent.
12. Other specific barriers to the inspection are noted in the foregoing report.

Water quality or hazardous materials sampling for a determination of water quality or the presence of lead is outside the scope our general inspection. This is a service that we offer for an additional fee. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required drain valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Testing the temperature pressure relief valve is outside the scope of inspection.

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for inspection of the home's plumbing system and components meets or exceeds the Standards of Practice of NACHI and the Standards of Practice of ASHI . In the course of our visual examination we shall, but are not limited to, observing: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

Styles & Materials

Water Source: Public	Water Pressure: 95 psi	Plumbing Water Supply (into home): Galvanized (old)
Plumbing Water Distribution (inside home): Copper POLY	Washer Drain Size: 2" Diameter	Plumbing Waste: AGED PVC Cast iron
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Manufacturer: APOLLO

Inspection Items

6.0 Main Water Shut-Off Device (Describe location)

Comments: Inspected

The main water supply shut-off is in the NE corner of the basement.

6.1 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected, Monitor, Repair or Replace



1. The potable water supply is galvanized and is most likely an early upgrade of the system.
2. The supply did not appear to be failing at this time but is aged. If you encounter rusty looking water this will be the source. Generally they corrode from the inside out. Water volume may be reduced as minerals build up on

- the inside of the pipes over time. This will be an item that eventually will need to be upgraded.
3. The joist bay that the hot water heater is in has a pipe that that is leaking at a junction adjacent to shutoff.
 4. Shower head upstairs leaks. Try tightening the connection to fix problem.
 5. There are issues with potential strain being placed on pipe from inadequate supports of other plumbing members or ducting.
 6. There is at east one section of Polybutylene piping near the hot water heater. This particular material has readily known deficiencies and a class action suit against the product. Have the plumber evaluate this component when he is looking at other system defects.
 7. The hose bib had a hose attached to it. When the hose was removed to test for water pressure a leak was identified. The valve is defective and should be replaced. Contact a licensed plumber to evaluate and correct system problems.



6.1 Picture 1 Poly pipe and on the right is the leak.

6.2 Hot Water Systems, Controls, Chimneys, Flues, and Vents

Comments: Inspected

6.3 Plumbing Drain, Waste, and Vent Systems

Comments: Repair or Replace

- 🏠 S trap in downstairs bathroom should be replaced with P style trap. Also improper trap in the basement. Given the issues uncovered during inspection a licensed plumber should evaluate the system and make recommended repairs.



6.3 Picture 1 Negative fall



6.3 Picture 2 Pipes resting on top of each other

6.4 Main Fuel Shut Off

Comments: Inspected

6.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

6.6 Sump Pump

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern,

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

7. Electrical System

LIMITATIONS, BARRIERS AND EXCLUSIONS:

Please Read Carefully

1. Wiring and wire connections concealed by wall or ceiling cavities an/or insulation are outside the scope of inspection.
2. In occupied homes, not all outlets or switches will be available for inspection, or have the ability to be tested with out possible jeopardy to the resident's electronic equipment and devices, in which case a representative sampling of outlets will be inspected. Should any sensitive electronic equipment, such as a computer, be plugged into a GFCI (Ground Fault Circuit Interrupter) or AFCI (Arc Fault Circuit Interrupter) outlet, that outlet will not be tested.
3. For safety reasons, tripped breakers will not be reset and blown fuses will not be replaced during the inspection. Overcurrent devices, except GFCI's, are not tested.
4. No comment is made about circuits which have been terminated and breakers shut off or fuses that are removed, such as might occur when baseboard heaters have been replaced by a central air furnace.
5. Generators, generator circuits and generator transformer units are outside the scope of inspection and should be evaluated by a licensed electrician.
6. Dismantling any electrical device or control other than to remove the covers of the main and auxiliary distribution panels and the insertion of any tool, probe, or testing device inside the panels is not required within the scope of inspection.
7. Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment all fall outside of the scope of the electrical system inspection.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed.

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for inspection of the home's electrical system and components meet or exceed the Standards of Practice of NACHI and the Standards of Practice of ASHI. In the course of our visual examination we shall, but are not limited to, observing: The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

Styles & Materials

Location of Panel:
Main disconnect in backyard

Electrical Service Conductors:
Aluminum
220 volts

Panel capacity:
100 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
CUTLER HAMMER

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex
Not Visible

Inspection Items

7.0 Location of Main and Distribution Panels

Comments: Inspected, Not Inspected

7.1 Service Entrance Conductors

Comments: Inspected

1. The main panel which houses the disconnect also housed a 3" hornets nest. Attempts were made to spray hornets but on opening door they were still present. We did not further spray nest because of fears of introducing moisture to panel. If removed I will come back for inspection. The main panel is in the backyard.
2. The distribution panel is in the basement on the W wall, it was inspected.
3. Garage distribution is on the S wall.

7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected, Not Inspected

Main overcurrent device not inspected per 7.0.

7.3 Branch Circuit Conductors, Overcurrent Devices and the compatibility of Their Amperage and Voltage

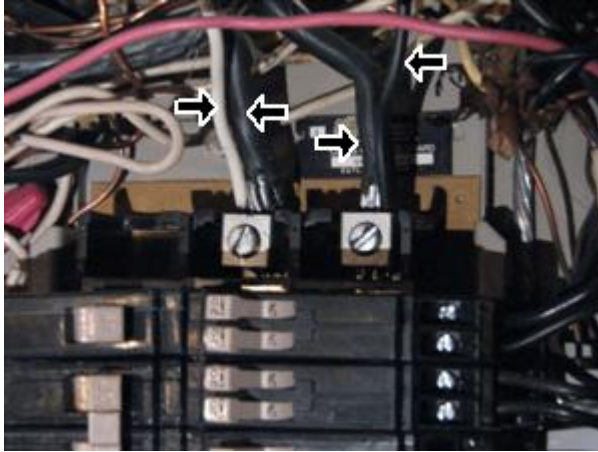
Comments: Hazardous, Repair or Replace



1. **There is a 100 amp cable laying on top of the vent for the furnace. Upon discovery the furnace had been**

in operation for 10 minutes. The flue was well above 120 degrees. This is a major safety concern. If that cable's sheathing is compromised it could energize the ducting of the house.

2. There is a free floating romex wire in the garage sub panel. This should be corrected by a licensed electrician.
3. There were at least two double taps in the distribution panel. This presents a fire hazard and should be corrected by a licensed electrician.
4. Antioxidant paste was not noted on the aluminum feed to the main panel.
5. Have this system evaluated, there are numerous issues.
6. Circuit in the downstairs entry area is not working or not turned on. No thrown breakers were encountered in the distribution panel.



7.3 Picture 1 Double tapping



7.3 Picture 2 100 amp cable resting on exhaust furnace pipe collar

7.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Hazardous

Light outside front door needs to have lens covering bulbs. This is a safety issue.

Outlet cover missing in downstairs bedroom.

Ungrounded outlets, open neutral, and hot ground conditions exist in outlets. Contact a licensed electrician to evaluate the system.


7.5 Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, and Exterior Walls of Structure

Comments: Inspected

There are many ungrounded outlets in the house.

7.6 Operation of GFCI's (Ground Fault Circuit Interrupters)

Comments: Hazardous, Repair or Replace

 **There are no GFCI's in the house.** This represents a safety hazard and should be upgraded in all appropriate locations. A licensed electrician should be consulted.

7.7 Smoke Detectors

Comments: Inspected

Add one to S bedroom. In line detectors are a great idea.

7.8 Carbon Monoxide Detectors

Comments: Not Present

Recommend installing one.

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

8. Heating / Central Air Conditioning

LIMITATIONS, BARRIERS AND EXCLUSIONS:

Please Read Carefully

1. Where access to the heating or cooling unit is limited due to inadequate physical space, stored personal items, built-in shelves or workbenches, or any other physical impediment, inspection of the appliance in question cannot be performed and determining the condition of the appliance is outside the scope of inspection.
2. Determining the life expectancy of heating and air conditioning units is outside the scope of inspection.
3. Air conditioning units cannot be tested when outside temperature is below 65 deg F. Heat pumps cannot be tested when the unit is in cooling mode without possibly causing damage to the unit.
4. Identification of heating appliances which have been, or currently are, subject of any safety recall is outside the scope of inspection. **You are encouraged to follow up with the appliance manufacturer prior to closing the transaction to determine if the appliance has been subject to any recall or legal action.** For helpful links on this subject visit www.ascensionhi.com.
5. Where the furnace is a high efficiency type with sealed combustion chamber, the combustion chamber will not be available for inspection. Hidden conditions are outside the scope of inspection.
6. Electronic air cleaners will only be checked by activating the homeowner test button and otherwise outside the scope of inspection. Humidifiers and solar heating units are also beyond the scope of inspection.
7. The furnace air ducting system should be inspected and cleaned on a regular basis. Ducts which are not so maintained may contain dust, pollens and/or other organic may cause humans to suffer upper respiratory difficulties or other conditions.
8. **The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and the inspector is not equipped to adequately inspect furnace heat exchangers for evidence of cracks or holes. We recommend that you obtain the services of a licensed heating contractor to perform a complete diagnostic on your furnace prior to its use.**
9. The inspector cannot light pilot lights.
10. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing. For more information on asbestos and other potential environmental hazards visit www.ascensionhi.com.
11. Thermostats are not checked for calibration or timed functions.
12. Operation of automatic safety controls is outside the scope of inspection.
13. Adequacy, efficiency, or the even distribution of air throughout a building cannot be addressed by a visual inspection.
14. We do not perform pressure test on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of this inspection. Normal service and maintenance is recommended on a yearly basis.
15. Determining the presence of buried oil tanks and the condition of oil tanks, whether exposed or underground is beyond the scope of inspection. Leaking oil tanks represent an environmental hazard which can be costly to remedy.
16. Access to the interior of flues and fireplace insert flue connections is limited and is outside the scope of inspection.

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for inspection of the readily visible and reasonably accessible HVAC systems meet or exceed the Standards of Practice of NACHI and the Standards of Practice of ASHI. In the course of our visual examination we shall, but are not limited to, observing: Permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

Styles & Materials

Heat Type: Forced Air Electric Base	Energy Source: Gas Electric	Number of Heat Systems (excluding wood): Two
Heat System Brand: TRANE	Ductwork: Non-insulated Possible asbestos tape Possible asbestos sleeving	Filter Type: Disposable
Filter Size: 16x20	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None	Cooling Equipment Type: None	Cooling Equipment Energy Source: None
Central Air Manufacturer: NONE	Number of AC Only Units: None	

Inspection Items

8.0 Heating Equipment

Comments: Inspected

8.1 Normal Operating Controls

Comments: Inspected

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

- 1. **There are multiple sitings of asbestos like looking material in the ducting system. They include remnants of tape, and connectors. The more troubling issue is that some of these materials are used in systems that are active. Air being distributed over the material is being distributed through the house. This is potentially a significant safety hazard.**
- 2. There are numerous issues with the ducting. Many of the supports are missing or inadequate. Ducting is resting on top of other systems such as plumbing distribution in some instances. This item should be fixed.



8.3 Picture 1 Asbestos like tape



8.3 Picture 2 One example of asbestos like duct compent

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.5 Chimneys, Flues, and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

8.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

There is an abandoned hearth below the cooktop in the kitchen.

8.8 Normal Operating Controls

Comments: Inspected

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

9. Insulation and Ventilation

LIMITATIONS, EXCLUSIONS, AND BARRIERS:

Please Read Carefully

1. The presence, type and effectiveness of insulation in finished wall cavities cannot be determined or commented on.
2. Other concealed insulation and vapor retarders, including the interior condition of vaulted ceilings, cannot be commented on or determined.
3. Inspecting concealed venting equipment that is integral with household appliances is outside of the scope of inspection.
4. The attic space will not be entered if built in shelving, limited access, limited space, stored items in the attic or other obstacles prevent reasonable access. If, in the opinion of the inspector, entering the attic could represent risk of personal injury and/or damage to the structure, the attic will not be entered.
5. Where the crawlspace contains hazardous debris, standing water, raw sewage, or limited access the inspection will be at the discretion of the inspector and may be deferred until the condition has been corrected.
6. In any case, where access is physically limiting to entry for the inspector, the entry will be so limited.
7. Insulation and vapor barriers are not disturbed and no destructive tests are performed in this inspection.
8. Any estimates of R values or depths are rough average values.
9. Interior finishes may restrict the inspection of basement insulation.
10. Where the home is occupied, personal furnishings and stored items may limit the accessibility.
11. A determination of indoor air quality is outside the scope of inspection

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for inspection of the home's visible and accessible insulation and ventilation components meet or exceed The Standards of Practice of NACHI and ASHI. In the course of our visual examination we shall, but are not limited to, observing: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

Styles & Materials

Attic Insulation:
Unknown

Ventilation:
None found

Exhaust Fans:
Fan only

Dryer Power Source:
220 Electric

Dryer Vent:
Flexible Metal

Floor System Insulation:
NONE

Inspection Items

9.0 Attic Insulation

Comments: Not Inspected

No attic access. Side wall of Mansard was not sensible because the panel is painted shut.

9.1 Subfloor Insulation

Comments: Not Present

9.2 Vapor Retarders (On Ground In Crawlspace or Basement)

Comments: Repair or Replace



There is no vapor barrier in the crawl area of the substructure. As moisture was noted this in the soil of the basement area, adjacent to the crawl area, this is an important item to install. With the lack of venting above, heading off as much water vapor as possible before it enters the house is prudent. The crawl area will require considerable cleanup before a properly functioning vapor barrier can be installed.

9.3 Ventilation of Attic

Comments: Repair or Replace



There is no evidence of any roof ventilation. I recommend establishing positive air flow.

9.4 Ventilation of Crawlspace

Comments: Inspected

9.5 Venting Systems (Kitchens, baths and laundry)

Comments: Repair or Replace



1. The flexible dryer hose passing to outside is incorrect. It should be solid metal piping.
2. There is no fan in the upstairs bathroom. Although roofing design limits options, it is recommended that the bathroom is vented either by window or fan.

9.6 Ventilation Fans and Thermostatic Controls (ATTIC)

Comments: Not Present

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

10. Built-In Kitchen Appliances

LIMITATIONS, BARRIERS, AND EXCLUSIONS:

Please Read Carefully

1. Appliances which are not built-in are outside the scope of inspection.
2. Determining the efficiency or effectiveness of built in appliances for personal use is outside the scope of inspection.
3. When the main electric power and/or gas service is off, testing of all electric and gas appliances or devices is not feasible.
4. It is not possible for us to make a determination as to what the life expectancy of an appliance is.
5. We do not test the adequacy of hot water dispensers or filters.
6. Identification of appliances which may have been, or currently are, subject to any recall for any reason is outside the scope of the inspection. However, you are encouraged to promptly follow up with the manufacturers of your appliances prior to closing the transaction to determine if your particular appliance has been subject to any safety recall or legal action. Visit www.ascensionhi.com and click on helpful links for more information.

Inspection of stand alone freezers and built-in ice makers are outside the scope of 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. Portable dishwashers are not inspected, as they require connection to facilitate testing.

INSPECTION PROCEDURES AND PROTOCOLS:

Ascension Home Inspection's procedures for inspection of the home's built-in kitchen appliances meet or exceed the Standards of Practice of NACHI and the Standards of Practice of ASHI. In the course of our examination we shall, but are not limited to, observing and operating the basic functions of the following appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Disposer Brand:

NONE

Exhaust/Range hood:

BROAN

Range/Oven:

WHIRLPOOL

Built in Microwave:

NONE

Trash Compactors:

NONE

Refrigerator:

MAYTAG

Inspection Items

10.0 Dishwasher

Comments: Inspected

10.1 Ranges/Ovens/Cooktops

Comments: Repair or Replace



Oven blower is making an abnormal sound. I recommend having a mechanical contractor evaluating it.

10.2 Range Hood

Comments: Inspected

10.3 Trash Compactor

Comments: Not Present

10.4 Food Waste Disposer

Comments: Not Present

10.5 Microwave Cooking Equipment

Comments: Not Inspected

When you have other electrical work done, consider having a dedicated circuit for the microwave put in.

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

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General Summary



Ascension Home Inspection

**PO Box 414
Helena, Mt 59624
406.461.8888**

Customer
Mr. Robert Zimmerman

Property Address
123 Main Street
Helena, MT 59601

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

1. Roofing

1.0 Roof Coverings

Monitor, Repair or Replace



1. This is a Mansard style roof with two different roofing materials. The architectural shingles are in good condition however, it appears that this may have been a nonprofessional installation.
2. There is one strip of shingles on the ground on the east side of the house, one strip is hanging by one nail. These should be replaced.
3. The upper roof should be watched. There are numerous patches and many hairline cracks. I recommend having the roof system evaluated by a licensed roofing contractor.

4. Interiors

4.1 Walls

Monitor, Repair or Replace



1. Walls of downstairs shower and shower floor will need to be regouted in the near future.
2. The window in the downstairs shower should be watched carefully. It is not functioning in its current state. It should be recaulked.
3. The extension cord in the down stairs bedroom is not rated to pass through a wall. I recommend removing it

4.6 Windows (Representative Number)

Repair or Replace



Window in S upstairs bedroom is not functioning correctly.

5. Structural Components

5.5 Roof Structure and Attic

Repair or Replace, Not Inspected



1. There is structure above the ceiling with no ventilation and no access.
2. The only access to the steep section of roofing around the interior walls has one panel that is painted shut.
3. There does not appear to be any ventilation to this area. I recommend that ventilation is added.
4. You will want to open that access in the back bedroom to look at this structure and components.

6. Plumbing System

6.1 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected, Monitor, Repair or Replace



1. The potable water supply is galvanized and is most likely an early upgrade of the system.
2. The supply did not appear to be failing at this time but is aged. If you encounter rusty looking water this will be the source. Generally they corrode from the inside out. Water volume may be reduced as minerals build up on the inside of the pipes over time. This will be an item that eventually will need to be upgraded.
3. The joist bay that the hot water heater is in has a pipe that that is leaking at a junction adjacent to shutoff.
4. Shower head upstairs leaks. Try tightening the connection to fix problem.
5. There are issues with potential strain being placed on pipe from inadequate supports of other plumbing members or ducting.
6. There is at least one section of Polybutylene piping near the hot water heater. This particular material has readily known deficiencies and a class action suit against the product. Have the plumber evaluate this component when he is looking at other system defects.
7. The hose bib had a hose attached to it. When the hose was removed to test for water pressure a leak was identified. The valve is defective and should be replaced. Contact a licensed plumber to evaluate and correct system problems.

6.3 Plumbing Drain, Waste, and Vent Systems

Repair or Replace



S trap in downstairs bathroom should be replaced with P style trap. Also improper trap in the basement. Given the issues uncovered during inspection a licensed plumber should evaluate the system and make recommended repairs.

7. Electrical System

7.3 Branch Circuit Conductors, Overcurrent Devices and the compatibility of Their Amperage and Voltage Hazardous, Repair or Replace



1. **There is a 100 amp cable laying on top of the vent for the furnace. Upon discovery the furnace had been in operation for 10 minutes. The flue was well above 120 degrees. This is a major safety concern. If that cable's sheathing is compromised it could energize the ducting of the house.**
2. **There is a free floating romex wire in the garage sub panel. This should be corrected by a licensed electrician.**
3. **There were at least two double taps in the distribution panel. This presents a fire hazard and should be corrected by a licensed electrician.**
4. Antioxidant paste was not noted on the aluminum feed to the main panel.
5. Have this system evaluated, there are numerous issues.
6. Circuit in the downstairs entry area is not working or not turned on. No thrown breakers were encountered in the distribution panel.

7.6 Operation of GFCI's (Ground Fault Circuit Interrupters)

Hazardous, Repair or Replace



There are no GFCI's in the house. This represents a safety hazard and should be upgraded in all appropriate locations. A licensed electrician should be consulted.

8. Heating / Central Air Conditioning

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

1. There are multiple sitings of asbestos like looking material in the ducting system. They include remnants of tape, and connectors. The more troubling issue is that some of these materials are used in systems that are active. Air being distributed over the material is being distributed through the house. This is potentially a significant safety hazard.
2. There are numerous issues with the ducting. Many of the supports are missing or inadequate. Ducting is resting on top of other systems such as plumbing distribution in some instances. This item should be fixed.

9. Insulation and Ventilation

9.2 Vapor Retarders (On Ground In Crawlspace or Basement)**Repair or Replace**

There is no vapor barrier in the crawl area of the substructure. As moisture was noted this in the soil of the basement area, adjacent to the crawl area, this is an important item to install. With the lack of venting above, heading off as much water vapor as possible before it enters the house is prudent. The crawl area will require considerable cleanup before a properly functioning vapor barrier can be installed.

9.3 Ventilation of Attic**Repair or Replace**

There is no evidence of any roof ventilation. I recommend establishing positive air flow.

9.5 Venting Systems (Kitchens, baths and laundry)**Repair or Replace**

1. The flexible dryer hose passing to outside is incorrect. It should be solid metal piping.
2. There is no fan in the upstairs bathroom. Although roofing design limits options, it is recommended that the bathroom is vented either by window or fan.

10. Built-In Kitchen Appliances

10.1 Ranges/Ovens/Cooktops**Repair or Replace**

Oven is blower is making an abnormal sound. I recommend having a mechanical contractor evaluating it.

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

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INVOICE

Ascension Home Inspection
PO Box 414
Helena, Mt 59624
406.461.8888
Inspected By: Paul Jenkins

Inspection Date: 9/7/2007
Report ID: 70907

Customer Info:	Inspection Property:
Mr. Robert Zimmerman	123 Main Street Helena, MT 59601
Customer's Real Estate Professional: Tom Landry	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:



Ascension Home Inspection

**Paul Jenkins
PO Box 414
Helena, Mt 59624
406.461.8888**



Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.