

Inspection Report

Provided by:



J & K Inspections, LLC

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Property Address:

908 Black Hills Drive
Spearfish, SD 57783



Report Information

Client Information

Client Name	Dave and Gladis Grace
Client Phone	(804) 555-0640

Property Information

Approximate Year Built	2008
Approximate Square Footage	1360 sq. ft. finished
Number of Bedroom	3
Number of Bath	2
Direction House Faces	South

Inspection Information

Inspection Date	6/10/16
Inspection Time	9:40 am
Weather Conditions	Sunny, clear
Outside Temperature	85
Price for Inspection	\$325.00

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Disclaimer

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected

1 Grounds

Grading

Grading Slope

The site is flat.

1) Grading Conditions**AS**

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material

Concrete

2) Driveway Conditions**R**

Major cracks were found in the driveway. Cracks need to be sealed to prevent water intrusion and further deterioration.

**Sidewalk Material**

Concrete

3) Sidewalk Conditions**S**

The surface of the front walk where it meets the driveway was raised or settled. This may cause tripping hazards. This should be repaired for safety. Any rise less than four inches is considered a trip step. The cracks in the sidewalk should be sealed or caulked to prevent water intrusion and further deterioration.

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4) Vegetation

Vegetation next to home.

5) Fences

Chain link. Appeared serviceable at the time of the inspection.

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2 Exterior

Front - Back Entrance

Front Entrance Type

Covered Deck

6) Front Entrance Conditions

R

The front deck does not appear to have flashing behind it which can cause water intrusion and rotting behind the ledger board and siding. The deck is not properly secured to the home with lag bolts. Recommend repairs as needed.



Back Entrance Type

Covered Deck

7) Back Entrance Conditions

R

The back deck is not properly secured to the home with lag bolts. The deck has a lot of deflection. There should be a mid-span support under the girder. Recommend repairs as needed.



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Structure Type

Wood frame

Exterior Wall Covering

Diamond Coat

8) Exterior Wall Conditions**R**

There are several siding joint splices that don't fully cover the siding joint which can allow moisture and insect intrusion. There are some areas of chipped paint exposing bare wood which can lead to moisture damage. There are several locations where there is mortar missing beside the stone veneer which can lead to moisture damage to the exterior sheathing. Recommend repairs as needed.

**Fascia - Soffit - Trim**

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****9) Fascia - Soffit - Trim Conditions****R**

On soffit in front, there is J-Channel missing exposing an open joint which can lead to insect, bat, rodent intrusion. On side man door going into the front garage is a gap that needs to be sealed. Also there is a big gap around the man door going into garage that needs to be caulked. On all exterior outside corners the corner boards are separating and curling away from the home. These need to be resecured and pulled together and joints caulked to prevent insect and moisture intrusion.

**10) Exterior continued****R**

On front right side of overhead garage door, the stone cap needs to be sealed to prevent water intrusion (and in the winter the water freezing and resulting in popping loose of stones). Archway over left side overhead garage door has exposed OSB sheathing. This needs to be covered. On right overhead garage door the head piece of brick mold is missing aluminum wrap.

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11) Exterior continued -

R

On left side on back deck under decorative barn board is a large gap in the soffit that needs to be sealed. On back deck, on right hand upper corner there is a large gap that needs to be sealed to prevent insect, bat, rodent, etc., intrusion.



AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**Exterior Windows - Doors****Window Type** Sliding**Window Material** Vinyl**12) Window Conditions****R**

The two egress basement windows on east side of home are missing escape ladders. The screens are torn on the basement windows on east and north side of home.



AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**13) Exterior Door Conditions****S**

Weather stripping is damaged on the back man door to garage. Recommend repairs as needed. Sliding door on rear deck is missing a locking lever and catch assembly so door cannot be latched or locked. On man door going from house to garage "breezeway" there are no self-closing hinges.



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14) Door Bell

The doorbell was in serviceable condition at the time of the inspection.

15) Screen Door

R

On sliding glass door at rear deck, the screen is totally missing.



16) Exterior Electrical

S

At back sliding glass door, the light fixture is missing which results in an open junction box with a wire not properly placed in conduit.

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Exterior Water Faucet(s)

Faucet Location

North side of home.

17) Faucet Conditions

AS

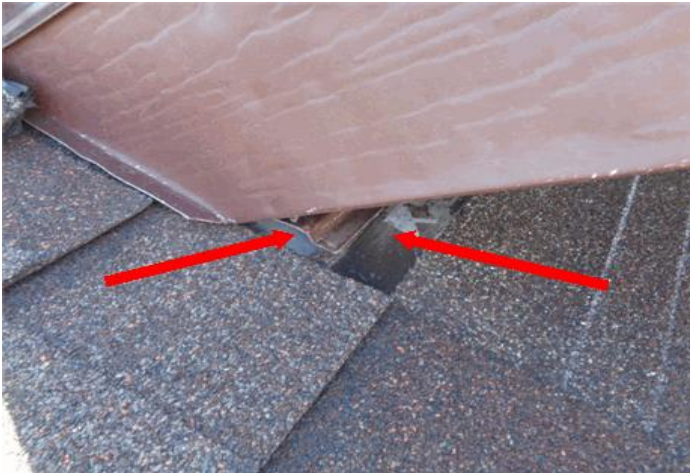
The hose faucets appeared to be in serviceable condition at the time of the inspection.

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3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Gable
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One
18) Roof Covering Condition	<div>R</div> The ridge cap/vent on east rear side has nails that are too short, not able to penetrate through roof sheathing. On west side gable under gable overhang, there are gaps in the roofing material where rain/snow can run underneath the roof shingle causing moisture damage. On east side gable under gable overhang, there is a gap in the roofing material where rain/snow can run underneath roof shingle causing moisture damage.



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****19) Flashing Conditions****R**

There is no step flashing, just a common flashing on the gable ends. Step flashing is the proper flashing method. There is no kick out flashing on west side which will cause water to run behind the siding and rot the back of the siding and sheathing of home. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.



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20) Gutter & Downspout Conditions

R

The gutter on the rear (north) side of home is bent and gutter hanger is damaged. Recommend repairs as needed.



Attic Area

Attic Access

Hallway

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with 2x4 truss framing and 2x4 top cord.

21) Attic Conditions

AS

The solar tube for main bath is separated and coming apart in the attic. Recommend repairs as needed.

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Attic Ventilation Type

Baffles every 4th bay; ridge vents, soffit vents

Attic Ventilation Conditions

Adequate.

Attic Insulation Type

Blown cellulose

22) Attic Insulation Conditions

AS

No moisture or signs of previous moisture were present at time of inspection; 14 inches of blown insulation.

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4 Heating - Air

Heating

Location of Unit Basement

Heating Type Forced Air

Energy Source Electric

23) Unit Conditions **AS** AC on. Heating system was not tested. Manufacture date on heating/AC unit is 2008. Model#FSM2X3600A; Serial #A081787140

Distribution Type The visible areas of the heat/AC distribution system are ductwork with registers.

24) Distribution Conditions **AS** The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

25) Thermostat Condition **AS** One zone with the thermostat upstairs.

Air Condition - Cooling

Type of Cooling System Central

26) AC Unit Conditions **AS** AC unit appeared to be in serviceable condition at the time of the inspection.

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5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Aluminum

27) Electrical Service Conditions AS The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located in the basement.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 200 amps.

Circuit Protection Type Breakers

28) Wiring Methods AS The main power cable is aluminum. The branch cables are copper.

29) Electrical Panel Conditions AS The main panel appeared to be in serviceable condition at the time of the inspection.

Electrical Subpanel

Subpanel Location One is being installed in the garage.

30) Subpanel Conditions AS n/a

31) Electrical Conditions R The garage is being wired with 14 gage wire for receptacles which will allow for a 15 amp circuit which is not recommended for receptacle circuit. 12 gage wire and 20 amp circuits are recommended.

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6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement laundry room.

Main Line Material

The visible material of the main line / pipe appears to be plastic.

32) Main Line & Valve Conditions**AS**

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material

The visible material used for the supply lines is plastic.

33) Supply Line Conditions**AS**

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

34) Drain Line Conditions**AS**

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Water Heater Type**

Electric

Water Heater Location

Basement laundry room.

Water Heater Capacity

85 Gallon

35) Water Heater Conditions**AS**

Rheem Marathon Model #MR85238

36) Water Softener**AS**

Present, but no salt in brine tank.

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7 Interiors

Walls - Ceilings - Floors

37) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

38) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

39) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

40) Bedrooms

R

The bi-fold door track hardware in the two smaller bedrooms is damaged/bent. (Eventually they will pop out of track.) Recommend repairs as needed.



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Windows - Doors****41) Interior Window Conditions****R**

Window not operable. Crank missing from Master Bedroom casement window on east wall.

**42) Interior Door Conditions****AS**

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions**43) Electrical Conditions****R**

The electrical switches in living room and front entry door are 3-way switches which inspector could not find what they operated. Client will have to discuss with current owner. Receptacle (below light switch) in southeast bedroom is loose. Light switch at man door going to "breezeway/garage" off of kitchen has a light switch that inspector could not determine what it operated.



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44) Lighting Conditions

AS

Adequate.

45) Ceiling Fan Conditions

AS

Ceiling fans were not present in two smaller bedrooms.

46) Smoke Detector Conditions

AS

Smoke detectors were present and operable, but not wired together. With this home being built in 2008, smoke detectors should have been wired together.

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8 Kitchen

Walls - Ceilings - Floors

47) Wall Conditions**AS**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

48) Ceiling Conditions**AS**

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

49) Floor Conditions**AS**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

50) Kitchen Window Conditions**AS**

The kitchen window was tested and was operational at the time of the inspection.

51) Kitchen Door Conditions**AS**

n/a

Electrical Conditions

52) Electrical Conditions**AS**

GFCI tested.

53) Lighting Conditions**R**

Can light above kitchen sink not operable. Recommend repairs as needed.



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54) Ceiling Fan Conditions

AS

n/a

Kitchen Sink - Counter tops - Cabinets

55) Counter Conditions

AS

Laminate. The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

56) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

57) Sink Plumbing Conditions

AS

Shut off valves present. Functional flow and drainage. The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

58) Garbage Disposal Condition

AS

Half Horse Badger garbage disposal. The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances

Stove - Range Type

Electric ceramic top stove/electric range.

59) Stove - Range Condition

AS

Stove - range appeared to be in serviceable condition at the time of the inspection.

60) Hood Fan Conditions

AS

Recirculates air.

61) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

62) Refrigerator Conditions

R

Refrigerator is missing bottom cover.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****9 Bath 1 - Main****Walls - Ceilings - Floors****63) Wall Conditions****AS**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

64) Ceiling Conditions**AS**

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

65) Floor Conditions**AS**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors**66) Bathroom Window Conditions****AS**

n/a

67) Bathroom Door Conditions**AS**

The general condition of the bathroom door appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions**68) Electrical Conditions****AS**

GFCI receptacle above vanity and was tested.

69) Lighting Conditions**AS**

Adequate.

70) Vent Fan Conditions**AS**

The vent fan appeared to be in serviceable condition at the time of the inspection.

Bathroom Sink**71) Counter - Cabinet Conditions****AS**

The counter - cabinet appeared to be in serviceable condition at the time of the inspection.

72) Sink Conditions**R**

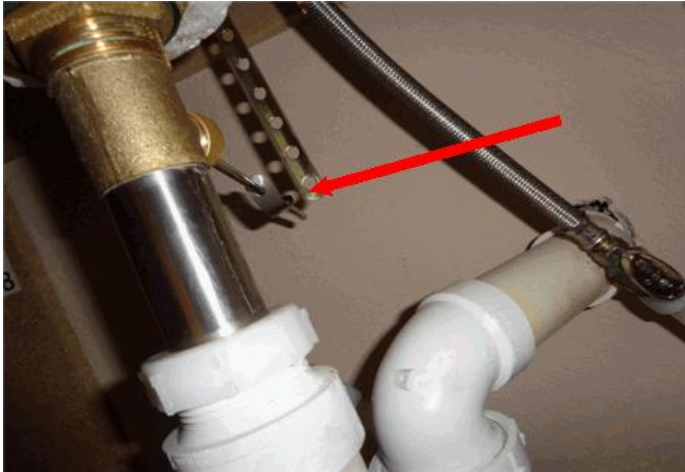
Sink stopper not hooked up. The bathroom sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the bathroom sink appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable

R = Repair

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Shower - Tub - Toilet

73) Shower - Tub Conditions

AS

Fiberglass tub and shower surround appeared to be in serviceable condition at the time of the inspection.

74) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****10 Bath 2 - Master****Walls - Ceilings - Floors****75) Wall Conditions****AS**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

76) Ceiling Conditions**AS**

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

77) Floor Conditions**AS**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors**78) Bathroom Window Conditions****AS**

n/a

79) Bathroom Door Conditions**AS**

The general condition of the bathroom door appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions**80) Electrical Conditions****AS**

GFCI receptacle tested.

81) Lighting Conditions**AS**

Adequate.

82) Vent Fan Conditions**AS**

The vent fan appeared to be in serviceable condition at the time of the inspection.

Bathroom Sink**83) Counter - Cabinet Conditions****AS**

The counter - cabinet appeared to be in serviceable condition at the time of the inspection.

84) Sink Conditions**AS**

The bathroom sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the bathroom sink appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable

R = Repair

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NI = Not Inspected

Shower - Tub - Toilet

85) Shower - Tub Conditions

AS

Fiberglass tub and shower surround appeared to be in serviceable condition at the time of the inspection.

86) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of the inspection.

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11 Basement

Walls - Ceilings - Floors

87) Basement Stair Conditions**AS**

The interior stairs appeared serviceable at the time of the inspection.

88) Wall Conditions**R**

Unfinished basement. Some frame walls are not secured at the top plate.

**89) Ceiling Conditions****AS**

Unfinished basement. Open trusses.

90) Floor Conditions**AS**

Unfinished basement. Cement floor.

Windows - Doors

91) Basement Window Conditions**AS**

Plastic sheeting on basement walls also covering windows so inspector could not operate windows to determine if they are operable.

92) Basement Door Conditions**AS**

Unfinished basement. No basement doors in place.

Electrical Conditions

93) Electrical Conditions**S**

Receptacle in the area of the furnace is not properly secured to a stud.

AS = Appears Serviceable

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94) Lighting Conditions

AS

Adequate.

95) Sump Pump Conditions

R

Basement is below grade. No sump pump pit found in basement.

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12 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

96) Wall Conditions

S

Front wall in garage has open mortar joint showing daylight to the outside. Needs to be sealed to prevent moisture, insect, rodent intrusion. Open studs. On walls where there is drywall, it needs to be fire-taped.



97) Ceiling Conditions

S

Open trusses. When garage is finished with 5/8" drywall, it will need to be fire-taped.

98) Floor Conditions

S

The raised "breezeway" floor trusses are not supported with top flange hangers. The support under the outside joist needs at least 3 inches of bearing under it (double 2x4).



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****99) Window Conditions****AS**

n/a

100) Door Conditions**R**

Garage side man door needs to be adjusted because it is hitting the jamb towards the top. The door jamb is also cracked under the strike plate. Recommend repairs as needed.

**101) Vehicle Door Conditions****AS**

The vehicle doors appeared to be in serviceable condition at the time of the inspection.

102) Electrical Conditions**S**

Extension cord plugged into back deck outlet runs through rear "breezeway" window to power garage door opener.

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103) Lighting Conditions

AS

No lights in garage.

Laundry Room

Location

The laundry facilities are located in the basement.

104) Laundry Room Conditions

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

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13 Foundation - Crawl Space

Foundation

Foundation Type Basement

Foundation Material Concrete

105) Foundation Conditions

AS

 Walls are furred out and insulation in place. The inspector was unable to fully inspect the foundation walls.

Section	Condition #	Comment
2	Repair	Major cracks in driveway. Cracks need to be sealed to prevent water intrusion and further deterioration.
3	Safety	The surface of the front walk where it meets the driveway is raised or settled. This may cause tripping hazards. This should be repaired for safety. Any rise less than four inches is considered a trip step. The cracks in the sidewalk should be sealed or caulked to prevent water intrusion and further deterioration.
6	Repair	The front deck does not appear to have flashing behind it which can cause water intrusion and rotting behind the ledger board and siding. The deck is not properly secured to the home with lag bolts. Recommend repairs as needed.
7	Repair	The back deck is not properly secured to the home with lag bolts. The deck has a lot of deflection. There should be a mid-span support under the girder. Recommend repairs as needed.
8	Repair	There are several siding joint splices that don't fully cover the siding joint which can allow moisture and insect intrusion. There are some areas of chipped paint exposing bare wood which can lead to moisture damage. There are several locations where there is mortar missing beside the stone veneer which can lead to moisture damage to the exterior sheathing. Recommend repairs as needed.
9	Repair	On soffit in front, there is J-Channel missing exposing an open joint which can lead to insect, bat, rodent intrusion. On side man door going into the front garage is a gap that needs to be sealed. Also there is a big gap around the man door going into garage that needs to be caulked. On all exterior outside corners the corner boards are separating and curling away from the home. These need to be resecured and pulled together and joints caulked to prevent insect and moisture intrusion.
10	Repair	On front right side of overhead garage door, the stone cap needs to be sealed to prevent water intrusion (and in the winter the water freezing and resulting in popping loose of stones.) Archway over left side overhead garage door has exposed OSB sheathing. This needs to be covered. On right overhead garage door the head piece of brick mold is missing aluminum wrap.
11	Repair	On left side on back deck under decorative barn board is a large gap in the soffit that needs to be sealed. On back deck, on right hand upper corner there is a large gap that needs to be sealed to prevent insect, bat, rodent, etc., intrusion.

12	Repair	The two egress basement windows on east side of home are missing escape ladders. The screens are torn on the basement windows on east and north side of home. Recommend repairs as needed.
13	Repair	Weather stripping is damaged on the back man door to garage. Recommend repairs as needed. Sliding door on rear deck is missing a locking lever and catch assembly so door cannot be latched or locked. On man door going from house to garage "breezeway" there are no self-closing hinges.
15	Repair	On sliding glass door at rear deck, the screen is totally missing.
16	Safety	At back deck sliding glass door, the light fixture is missing which results in an open junction box with a wire not properly placed in conduit.
18	Repair	The ridge cap/vent on east rear side of roof has nails that are too short, not able to penetrate through roof sheathing. On west side gable under gable overhang, there are gaps in the roofing material where rain/snow can run underneath the roof shingle causing moisture damage. On east side gable under gable overhang, there is a gap in the roofing material where rain/snow can run underneath roof shingle causing moisture damage.
19	Repair	There is no step flashing, just a common flashing on the gable ends. Step flashing is the proper flashing method. There is no kick out flashing on west side which will allow water to run behind the siding and rot the back of the siding and sheathing of home. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.
20	Repair	The gutter on the rear (north) side of home is bent and gutter hanger is damaged. Recommend repairs as needed.
31	Repair	The garage is being wired with 14 gage wire for receptacles which will allow for a 15 amp circuit (which is not recommended for receptacle circuit.) 12 gage wire and 20 amp circuits are recommended.
40	Repair	The bi-fold door track hardware in the two smaller bedrooms is damaged/bent. Eventually they will pop out of the track.) Recommend repairs as needed.
41	Repair	Window not operable. Crank missing from Master Bedroom casement window on east wall.
43	Repair	The electrical switches in living room and front entry door are 3-way switches which inspector could not find what they operated. Client will have to discuss with current owner. Receptacle (below light switch) in southeast bedroom is loose. Light switch at man door going to "breezeway/garage" off of kitchen has a light switch that inspector could not determine what it operated.

53	Repair	Can light above kitchen sink not operable. Recommend repairs as needed.
62	Repair	Refrigerator is missing bottom cover.
72	Repair	Sink stopper not hooked up.
88	Repair	Unfinished basement. Some frame walls are not secured at the top plate.
93	Safety	Receptacle in the area of the furnace is not properly secured to a stud.
95	Repair	Basement is below grade. No sump pump pit found in basement.
96	Safety	Front wall in garage has open mortar joint showing daylight to the outside. Needs to be sealed to prevent moisture, insect, rodent intrusion. Open studs. Safety - On walls where there is drywall, it needs to be fire-taped.
97	Safety	Open trusses. Safety - When garage is finished with 5/8" drywall, it will need to be fire-taped.
98	Safety	The raised "breezeway" floor trusses are not supported with top flange hangers. The support under the outside joist needs at least 3 inches of bearing under it (double 2x4).
100	Repair	Garage side man door needs to be adjusted because it is hitting the jamb towards the top. The door jamb is also cracked under the strike plate. Recommend repairs as needed.
102	Safety	Extension cord plugged into back deck outlet runs through rear "breezeway" window to power garage door opener.