



HOLLOWTOP INSPECTION
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HOLLOWTOP INSPECTION REPORT

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Billings, MT 59101

Amber Uhren
05/07/2025



Inspector

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SUMMARY



MAINTENANCE ITEM OR
INFORMATIONAL



DEFECT OR
RECOMMENDATION

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Nailing Missing Water Proofing
- ⊖ 2.3.1 Roof - Flashings: No Kickout Flashing
- ⊖ 2.4.1 Roof - Roof Drainage Systems: Downspout Damage
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Paint Discoloration or Peeling
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Damage (general)
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Exterior Vent Damage
- ⊖ 3.1.4 Exterior - Siding, Flashing & Trim: Trim Damage
- ⊖ 3.1.5 Exterior - Siding, Flashing & Trim: Missing Flashing
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- ⊖ 7.6.3 Plumbing - Drain, Waste, & Vent Systems: Over Flow Clogged
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- ⊖ 10.1.1 Doors, Windows & Interior - Doors: Hinges Loose
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Window Doesn't Lock
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1: INSPECTION DETAILS

Information

In Attendance
Home Owner



Main Entrance Door Direction
East

Occupancy
Occupied, Furnished

Weather Conditions
Clear

Temperature (approximate)
63 Fahrenheit (F)



2: ROOF

Information

Inspection Method

Ladder, Roof



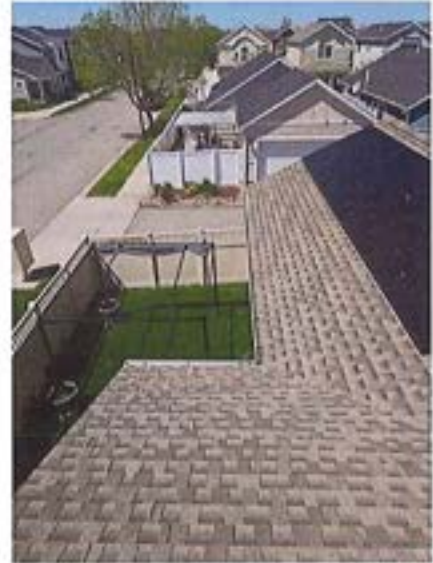
Flashings: Material

Metal

Roof Drainage Systems: Gutter

Material

Aluminum



Coverings: Material

Asphalt



Skylights, Chimneys & Other Roof Penetrations: Chimney and roof vents

Present

Chimney and roof vents were visibly inspected.



Deficiencies

2.1.1 Coverings

DAMAGED (GENERAL)

Defect Or Recommendation

Roof coverings had visible damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.





West



Southwest



North



Northwest



Northwest



Northwest



North



West

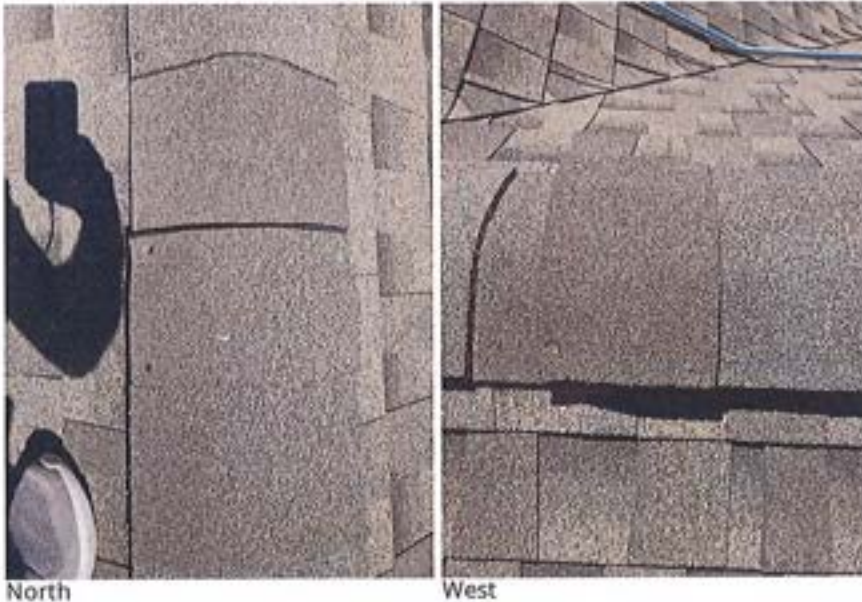
2.1.2 Coverings

 Defect Or Recommendation**NAILING MISSING WATER PROOFING**

The nailing on the roof covering or on a roof vent is nailed correctly, but the nails do not have any water proofing. Whenever you put a hole into a roof you should properly water proof the intrusion. Recommend a qualified professional reapply water proofing caulk.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

 Defect Or Recommendation**NO KICKOUT FLASHING**

In one or more areas kickout flashing is missing. This can lead to water intrusion and damage. Recommend a qualified roofing contractor evaluate.

Recommendation

Contact a qualified roofing professional.



Northeast



Southeast

2.4.1 Roof Drainage Systems

DOWNSPOUT DAMAGE

One or more areas had downspout damage. Recommend a qualified professional repair or replace as needed.

Recommendation

Contact a qualified professional.

 Defect Or Recommendation



Garage Southwest

3: EXTERIOR

Information

**Siding, Flashing & Trim: Siding
Material**

Composite, Hardie Plank

Inspection Method

Visual





Walkways, Patios & Driveways: Driveway, Patio, Walkway Material
Concrete



Exterior Doors: Exterior Entry Door
Fiberglass, Glass



Deficiencies

3.1.1 Siding, Flashing & Trim

 Defect Or Recommendation**PAINT DISCOLORATION OR PEELING**

In one or more places there was visible paint discoloration and/or peeling. Recommend a qualified painter evaluate and repair.

Recommendation

Contact a qualified painting contractor.



Northeast



South

3.1.2 Siding, Flashing & Trim

 Defect Or Recommendation**DAMAGE (GENERAL)**

In one or more areas there was general siding damage. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified siding specialist.



South



Garage Southwest

3.1.3 Siding, Flashing & Trim

 Defect Or Recommendation**EXTERIOR VENT DAMAGE**

One or more exterior vent has damage. Recommend a qualified professional repair or replace as needed.

Recommendation

Contact a qualified professional.



North



North

*Replaced
see invoice*

3.1.4 Siding, Flashing & Trim

 Defect Or Recommendation**TRIM DAMAGE**

In one or more areas there is exterior trim damage and deteriorating. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



North

North

3.1.5 Siding, Flashing & Trim

MISSING FLASHING
 Defect Or Recommendation

In one or more areas there is missing flashing on the exterior. Recommend a qualified siding contractor evaluate.

Recommendation

Contact a qualified siding specialist.



Z Flashing At Transition North

South

3.1.6 Siding, Flashing & Trim

CAULKING CRACKING OR MISSING
 Defect Or Recommendation

At one or more areas of the exterior there was visible caulking cracking or missing caulking. Recommend a qualified professional evaluate and reapply.

Recommendation

Contact a qualified professional.



Northeast



Garage



Garage

fixed - no invoice

3.1.7 Siding, Flashing & Trim

MOISTURE SWELLING

Defect Or Recommendation

Visible moisture swelling or damage was observed on portions of the exterior trim or siding. Recommend evaluation and repair or replacement by a qualified contractor to prevent further damage and maintain the integrity of the exterior envelope.



Southeast



Northeast



Northeast



North



North



Garage



South



South

3.1.8 Siding, Flashing & Trim

RADON MITIGATION SYSTEM TERMINATION LOCATION

 Defect Or Recommendation

The radon mitigation system vent was not terminated at least 12 inches above the roofline, as recommended by the EPA. Proper termination height is important to ensure safe dispersion of radon gas away from living areas. Recommend evaluation and correction by a qualified radon mitigation professional to bring the system into compliance with EPA guidelines.



Northeast

3.4.1 Walkways, Patios & Driveways

 Defect Or Recommendation
DRIVEWAY CRACKING

Cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



Southwest

3.4.2 Walkways, Patios & Driveways

 Defect Or Recommendation
PATIO CRACKING - MAJOR

Significant settling & cracking observed. Further deterioration could result. Recommend concrete contractor evaluate & repair.



South

3.4.3 Walkways, Patios & Driveways

 Defect Or Recommendation
MINOR CONCRETE STEP SETTLEMENT

Minor settlement was observed in the concrete step, causing it to slope toward the structure. This condition may lead to water drainage issues and potential moisture intrusion at the foundation. Recommend monitoring and evaluation by a qualified professional to determine if leveling or corrective measures are needed.



East



East

3.5.1 Vegetation, Grading, Drainage & Retaining Walls

 Defect Or Recommendation
FENCE DAMAGE

The fence had visible damage at the time of the inspection. Recommend a fence contractor repair.

Recommendation

Contact a qualified fencing contractor



Southeast



Southeast

3.5.2 Vegetation, Grading, Drainage & Retaining Walls

Defect Or Recommendation

GATE DOESN'T OPEN SMOOTHLY

The fence gate does not open smoothly, likely due to loose posts or misaligned hinges. This can affect functionality and may lead to further wear or damage over time. Recommend evaluation and adjustment or repair by a qualified professional to ensure proper operation.

*repair
me invoice*



Southeast

3.6.1 Exterior Doors

Defect Or Recommendation

WEATHER STRIPING

Weather striping shows wear, damage, or is in need of reinstallation. Could lead to drafts and lose of energy efficiency. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified door repair/installation contractor.



East

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Material
Concrete

Floor Structure:
Basement/Crawlspace Floor
Concrete, Carpet



Floor Structure: Material
Wood I-joists



Floor Structure: Sub-floor
OSB

Limitations

Wall Structure

WALLS COVERED

The foundation walls were covered in the crawlspace or Basement this is a limitation.



Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS

Defect Or Recommendation

Small foundation cracks were observed, which appear typical of normal settlement. While not currently a structural concern, these cracks should be monitored over time. If any crack widens beyond 1/8 inch, it is recommended that they be sealed and further evaluated by a qualified professional to prevent potential water intrusion or structural issues.

Recommendation

Contact a foundation contractor.



Garage Southwest

South

5: HEATING

Information

Equipment: Energy Source
Gas

Distribution Systems: Ductwork
Non-insulated



Equipment: Brand
Goodman

The Goodman furnace was manufactured in 2010.



Equipment: Heat Type
Forced Air



Deficiencies

5.1.1 Equipment



Defect Or Recommendation

NEARING AVERAGE LIFESPAN

The average lifespan of a furnace is 15-20 years. Recommend a professional examine furnace because of it's age. The Goodman furnace was manufactured in 2010.

Recommendation

Contact a qualified heating and cooling contractor



5.1.2 Equipment



Defect Or Recommendation

RUST

At the time of the inspection there was visible rusting of the furnace. Recommend a qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



6: COOLING

Information

Cooling Equipment: Location
Exterior North

Distribution System: Configuration
Central

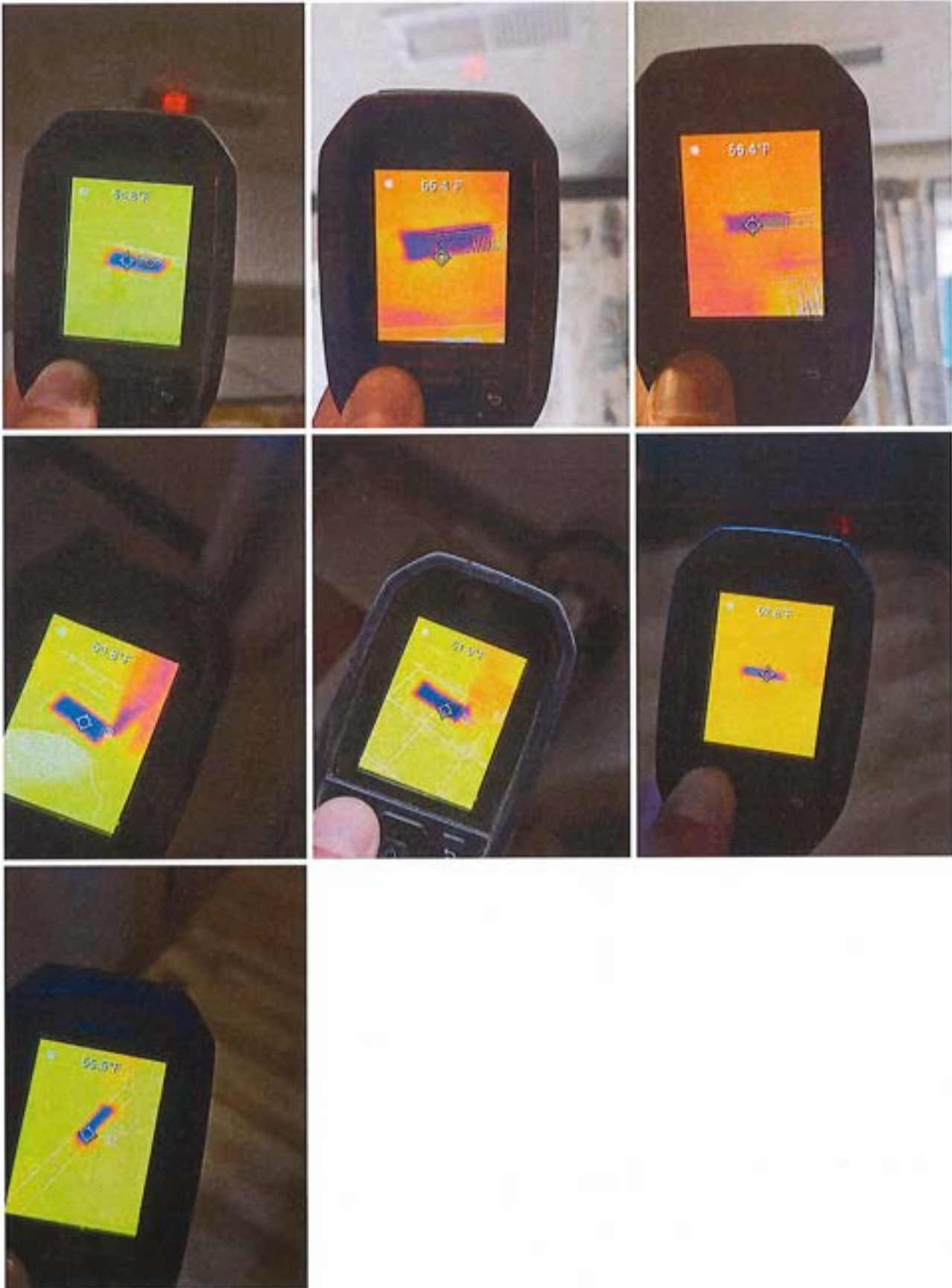


**Cooling Equipment: Brand
Goodman**

The Goodman ac unit was manufactured in 2010.



Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner



Deficiencies

6.1.1 Cooling Equipment

UNIT NOT LEVEL

The outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Defect Or Recommendation



North

6.1.2 Cooling Equipment

NEARING AVERAGE LIFESPAN

Averages lifespan is 15-20 years. Recommend a Heating and Cooling Professional evaluate because of age. The Goodman ac unit was manufactured in 2010.

Defect Or Recommendation



Recommendation

Contact a qualified heating and cooling contractor

6.1.3 Cooling Equipment

COOLANT LINE CONDENSATION DRIP

Where the coolant line enters the air handler the insulation is damaged. This is causing the line to drip condensation. Recommend a qualified professional evaluate and repair.

Defect Or Recommendation



Basement Utilityroom

Recommendation

Contact a qualified professional.

6.1.4 Cooling Equipment

- Defect Or Recommendation

**SECONDARY CONDENSATION
DRAIN PLUG OR LINE**

The air handler's secondary condensation drain was missing a plug or attached drain line. This drain is intended as a backup to help prevent overflow if the primary drain becomes clogged. Without a proper plug or drain line, moisture could leak into the surrounding area. Recommend correction by a qualified HVAC professional to ensure proper drainage and prevent potential water damage.

*Replaced.
M-11/2016*



Basement Utilityroom

7: PLUMBING

Information

Water Source
Public



Main Water Shut-off Device:
Location
Basement, Utilityroom



Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

The Bradford White water heater was manufactured in January 2011.



Hot Water Systems, Controls, Flues & Vents: Location
Basement, Utility Room



Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas



Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Poly

Drain, Waste, & Vent Systems: Material
PVC

Sump Pump: Location
Basement, Utilityroom



Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter



Hot Water Systems, Controls, Flues & Vents: Manufacturer
Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Fixtures, Sinks, Tubs and Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Basement Bathroom



Basement Bathroom



Basement Bathroom



Master Bathroom



Master Bathroom



Kitchen



Kitchen



Hallway North Bathroom

Drain, Waste, & Vent Systems: Drain Size

1 1/2"



Basement Bathroom



Master Bathroom



Kitchen



North Hallway Bathroom

Deficiencies

7.3.1 Hot Water Systems, Controls,
Flues & Vents



Defect Or Recommendation

CORROSION

Corrosion was noted at the burn chamber or pipe fittings. The water heater had corrosion at the cold water inlet. Recommend a qualified plumber evaluate for repair/replacement.



Basement Utilityroom

7.3.2 Hot Water Systems, Controls,
Flues & Vents

Defect Or Recommendation

PASSED AVERAGE LIFESPAN

Average lifespan of a water heater is 8-12 years. Recommend a professional examine water heater because of it's age. The Bradford White water heater was manufactured in 2011.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Fixtures, Sinks, Tubs and Showers

Defect Or Recommendation

MISSING OR DETERIORATING CAULKING

One or more of the sinks or bathrooms has missing or deteriorating caulking. Recommend caulking be reapplied by a qualified professional.

Recommendation

Contact a qualified professional.



Basement Bathroom



Basement Bathroom



Master Bathroom



Kitchen

7.4.2 Fixtures, Sinks, Tubs and Showers

 Defect Or Recommendation
SHOWER STALL CRACKING

The shower stall wall had visible cracking. This may be due to normal wear, age, or minor structural movement. Recommend evaluation by a qualified professional.



Basement Bathroom

7.6.1 Drain, Waste, & Vent Systems

 Defect Or Recommendation
LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

*fixed
on invoice*



Basement Bathroom

7.6.2 Drain, Waste, & Vent Systems

 Defect Or Recommendation
CORROSION

One or more of the homes plumbing drain pipes had visible corrosion. This can be caused by hard water. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



Kitchen

7.6.3 Drain, Waste, & Vent Systems

 Defect Or Recommendation
OVER FLOW CLOGGED

One or more of the homes sink over flows were clogged at the time of the inspection. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



Master Bathroom

7.7.1 Sump Pump

 Defect Or Recommendation
GASKET NOT PROPERLY INSTALLED

The sump pump's rubber gasket was not properly installed, resulting in an improper seal. Recommend evaluation and correction by a qualified professional to ensure proper sealing and function of the sump pump system.

*Repaired
see invoice*



Basement Utilityroom

8: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors
Below Ground**



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location
Garage**



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity
200 AMP**

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer
Square D**



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type
Circuit Breaker**



**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20
AMP
Copper**



**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method
NM**

**Service Entrance Conductors: Main Shut Off Location
At Meter**



9: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric



Dryer Vent
Metal (Flex)



Attic Insulation: Attic Access
Location
Garage



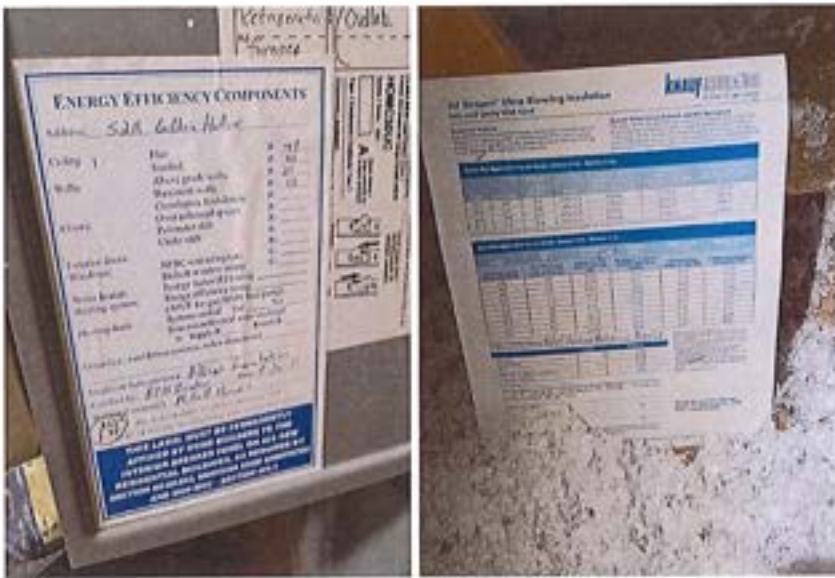
Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Attic Insulation: Insulation Type
Blown, Fiberglass



Attic Insulation: R-value

49

**Exhaust Systems: Exhaust Fans**

Fan with Light, Fan Only



Basement Bathroom



Master Bathroom



Hallway Bathroom North

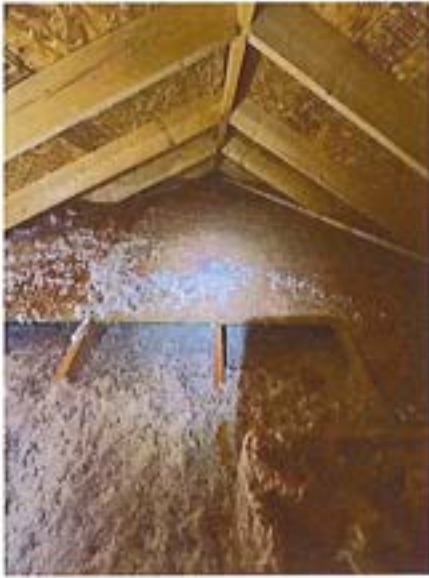
Deficiencies

9.1.1 Attic Insulation

INACCESSIBLE

Maintenance Item Or Informational

A portion of the attic was inaccessible due to having less than 18 inches of clearance, which limited safe entry and inspection. This is noted as an inspection limitation.



10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Andersen

Windows: Window Type
Single-hung

Floors: Floor Coverings
Vinyl, Carpet



Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:
Countertop Material
Laminate

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.



Limitations

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Deficiencies

10.1.1 Doors

HINGES LOOSE

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation

Contact a handyman or DIY project



Defect Or Recommendation



Basement Southeast Bedroom

10.2.1 Windows

WINDOW DOESN'T LOCK Defect Or Recommendation

Window's lock has failed and no longer latches and locks properly. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified window repair/installation contractor.



Kitchen South

10.4.1 Walls

MOISTURE DAMAGE Defect Or Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of moisture damage. Recommend a qualified professional evaluate and repair as needed.



Master Bathroom

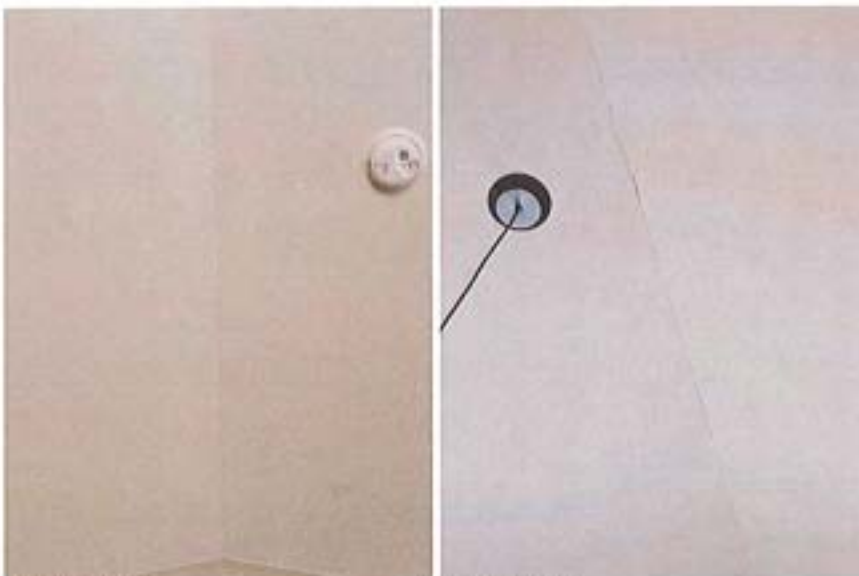
10.5.1 Ceilings

CRACKING Defect Or Recommendation

Cracking was visible on the ceiling structure. This could be due to home settlement over time. Recommend a qualified professional examine.

Recommendation

Contact a qualified professional.



Dining Room

Dining Room

10.6.1 Presence of Smoke and CO Detectors

Defect Or Recommendation

OLD DETECTORS, NEW DETECTORS RECOMMENDED

I observed indications of old smoke detectors in the house. Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended.

Recommendation

Contact a qualified professional.



11: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop: Exhaust Hood Type
Vented



Range/Oven/Cooktop: Range/Oven Brand
Frigidaire



Garbage Disposal: Present
Yes



**Built-in Microwave: Tested
Operational**



**Dishwasher: Brand
Bosch**



**Refrigerator: Brand
Frigidaire**



Range/Oven/Cooktop: Range/Oven Energy Source

Gas



12: GARAGE

Information

General: Garage Attached

Floor: Material
Concrete

Garage Door: Material
Metal



Deficiencies

12.3.1 Floor

Defect Or Recommendation

CRACKING

Cracking visible in the garage floor. Concrete is expected to crack, recommend a concrete contractor evaluate and seal as needed.

Recommendation

Contact a qualified concrete contractor.



12.4.1 Walls & Firewalls

Defect Or Recommendation

CRACKING

In one or more areas the garage wall had visible cracking. Recommend a qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



Garage

12.5.1 Garage Door

AUTO REVERSE PRESSURE SENSOR RECALIBRATION

The auto reverse sensor was not responding at time of inspection. Recommend a qualified garage door contractor evaluate and repair/replace.



Defect Or Recommendation



12.5.2 Garage Door

EXCESSIVE NOISES

Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

[Here are some troubleshooting tips](#) before calling a garage contractor.



Defect Or Recommendation



12.5.3 Garage Door

Defect Or Recommendation

WEATHER STRIPPING DAMAGE

Garage door weather stripping is worn or damaged. Recommend it be replaced by a qualified professional.

Recommendation

Contact a qualified professional.



Garage



Garage

12.5.4 Garage Door

Defect Or Recommendation

SENSORS TO HIGH

In one or more areas the garage door safety sensor were installed to high. The sensor should be within 6" of the ground. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.



Garage

12.7.1 Occupant Door (From garage to inside of home)

Defect Or Recommendation

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)



Garage

STANDARDS OF PRACTICE

Inspection Details

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or

supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access

panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.