



REDPOINT LLC

BUILDING DIAGNOSTICS
& HOME INSPECTIONS

Inspection Report

Joe Customer

Property Address:

1234 Main St.
Bozeman MT 59718



RedPoint LLC

James Childre
495 Stafford Ave.
Bozeman, MT 59718
406-224-0244

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Date: 6/10/2016	Time: 09:00 AM	Report ID:
Property: 1234 Main St. Bozeman MT 59718	Customer: Joe Customer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. 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 further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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.

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.

Standards of Practice:
ASHI American Society of Home
Inspectors

In Attendance:
Customer and Seller

Type of building:
Single Family (2 story)

Approximate age of building:
2004

Home Faces:
West

Temperature:
65F

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
Yes

Radon Test:
Yes

Water Test:
No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	<u>Styles & Materials</u>
1.0	Roof Coverings				●	Roof Covering: Architectural
1.1	Flashings	●				Viewed roof
1.2	Skylights, Chimneys and Roof Penetrations				●	covering from: Walked roof
1.3	Roof Drainage Systems	●				Sky Light(s): None
		IN	NI	NP	RR	Chimney (exterior): Cement Fiber

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1.0 Overall the condition of the roof is consistent with its age. However, general deterioration of the roof covering was observed. The fiberglass underlayment was exposed along the edges of many shingles. The most significant damage was present on the south side, where some of the shingles may require replacement. In addition, there was one missing shingle tab on the west side, just behind the garage ridge line, which will require repair. The estimated remaining useful life of this roof is 5 years.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.2 Recommend the sealant around the flue vent pipe, center of the roof, be replaced/improved to prevent water intrusion and deterioration. There was minor deterioration visible on the pipe, specifically on the interior of the attic. The corrosion present does not appear to be affecting the integrity of the pipe and no water staining or damage is present on the roof decking or interior components. This is currently considered a maintenance item.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.3 Water staining is present on the fascia behind the gutter right of the front porch. This gutter corner is likely leaking and should be sealed. This issue has not caused any damage, so this is currently considered a maintenance item.



1.3 Item 1(Picture)

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

The home inspector shall observe: 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. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



		IN	NI	NP	RR	<u>Styles & Materials</u>
2.0	Wall Cladding Flashing and Trim				●	Siding Style: Lap
2.1	Doors (Exterior)	●				Siding Material: Cement-Fiber Composite board
2.2	Windows				●	Exterior Entry
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/ Cover and Applicable Railings	●				Doors: Wood Steel
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	●				Appurtenance: Covered porch Patio
2.5	Eaves, Soffits and Fascias	●				Driveway: Concrete
2.6	Other				●	

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IN NI NP RR

2.0 (1) There was no plywood or siding installed on the bottom of the chimney wall assembly. The insulation is exposed and some deterioration was present. Hidden damage may also be present and further evaluation and repair is recommended by a qualified contractor.



2.0 Item 1(Picture)

(2) Minor damage was observed on the siding in several locations. Of specific note is the damage near grade level at the SE corner of the house; the crack below the 2nd story window on the south side; and the missing corner piece just right of the garage overhead door.

The paint has faded and the home will need to be repainted within the next 2 years. This is considered a maintenance/cosmetic item at this point.



2.0 Item 2(Picture) Right of garage



2.0 Item 3(Picture) Right side, rear



2.0 Item 4(Picture)

(3) There is damage to the bottom trim, near grade level, at the rear of the house near the gas line for the grill. Recommend the damaged trim be repaired/replaced.

(4) Nails were added to the siding on the second level on the right side of the house, which are rusting and beginning to pull away from the siding. It is unclear why these nails were installed. Recommend they be removed and the holes sealed. This has not caused any visible damage and may be considered a maintenance item.



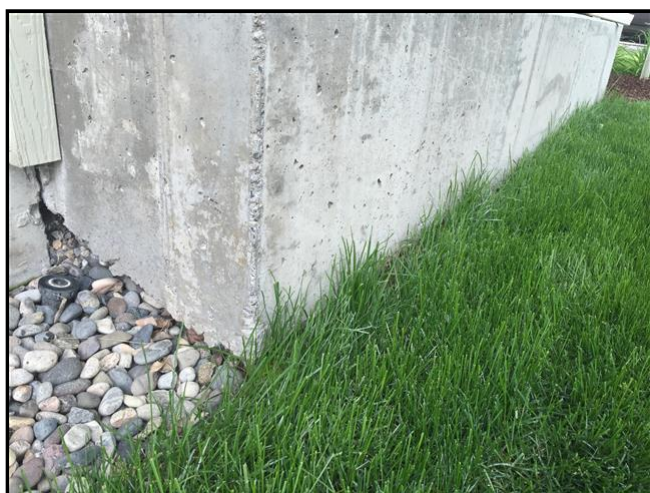
2.0 Item 5(Picture)

2.0 Item 6(Picture)

2.2 The window in the center bedroom upstairs was cracked and will require replacement by a qualified contractor.

2.4 (1) The grade on the south side of the garage appears to be negatively pitched toward the house. This may allow for water accumulation near the home, however no water pooling and water intrusion issues were observed on the day of the inspection. Recommend this area be monitored.

(2) Some erosion is present at the bottom of the front porch slab, left side. This has not caused any settlement and no immediate action is necessary. Recommend the missing soil be replaced and the area monitored. This is a maintenance item.

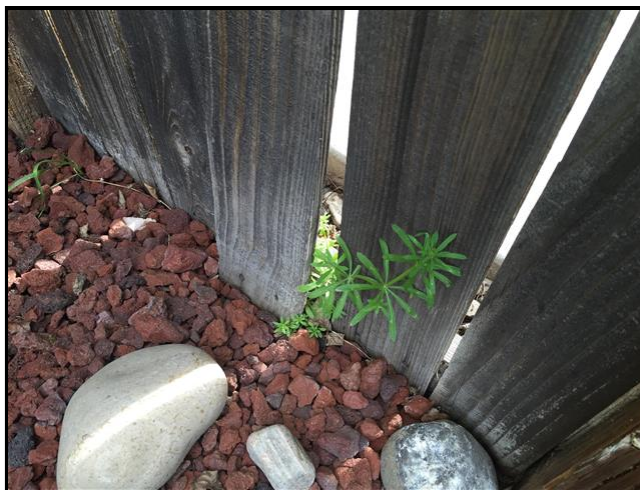


2.4 Item 1(Picture)

2.6 General deterioration of the fencing was observed, with minor damage to the top plate, broken/loose slats, and deteriorated wood present in multiple locations. In addition, the gate on the south side binds on the post and will require service. It was also noted that one of the fence panels on the north side was recently removed and replaced, with temporary hardware still securing it in place. Recommend these issues be addressed by a qualified contractor.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

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

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			

Styles & Materials
Garage Door Type:
 One automatic
Garage Door
Material:
 Metal

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IN NI NP RR

4. Interiors

The home inspector shall observe: 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. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials Ceiling Materials: Gypsum Board Wall Material: Gypsum Board Floor Covering(s): Carpet Hardwood Interior Doors: Wood Window Types: Thermal/Insulated Single-hung Sliders Cabinetry: Wood
4.0	Ceilings	●				
4.1	Walls	●				
4.2	Floors	●				
4.3	Steps, Stairways, Balconies and Railings	●				
4.4	Counters and Cabinets (representative number)	●				
4.5	Doors (representative number)	●				
4.6	Windows (representative number)				●	

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4.1 (1) There are several nails protruding from the drywall in the center bedroom upstairs. This is considered a cosmetic item.

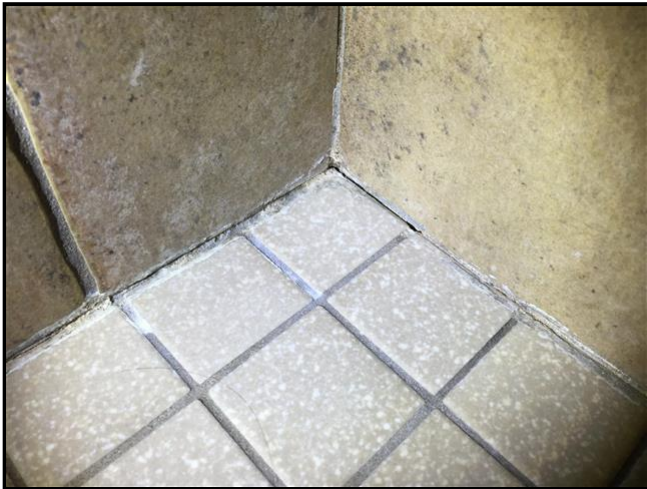


4.1 Item 1(Picture)



4.1 Item 2(Picture)

(2) Recommend the corners and seams in the master bathroom shower enclosure be sealed to prevent water intrusion behind the tile. There was no evidence of water damage on the day of the inspection and this is currently considered a maintenance item.



4.1 Item 3(Picture)

4.1 Item 4(Picture)

4.2 (1) Staining is present on the carpet in multiple locations, including the master bedroom, stairs, and upstairs bedrooms. The carpet may need to be replaced in these locations, however this is considered a cosmetic item.



4.2 Item 1(Picture) Master bedroom

4.2 Item 2(Picture) Bedroom #1 Upstairs

(2) The baseboard trim is swollen from past water issues behind the washer in the laundry room. The owner stated there was a past flood in the room and that the flooring in the laundry room and hallway had to be replaced. Moisture readings were acceptable on the day of the inspection and the water issue has been addressed.



4.2 Item 3(Picture)

4.6 The window is cracked on the 2nd level, south side. This window will require replacement by a qualified contractor.



4.6 Item 1(Picture)

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

The Home Inspector shall observe structural 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. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	<u>Styles & Materials</u>
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				●	Foundation: Poured concrete Method used to observe Crawlspace: Crawled Floor Structure: Engineered floor joists Wall Structure: 2 X 6 Wood Columns or Piers: Wood piers Roof Structure: Engineered wood trusses Plywood Roof-Type: Gable Method used to observe attic: Walked Attic info: Attic access
5.1	Walls (Structural)	●				
5.2	Columns or Piers	●				
5.3	Floors (Structural)	●				
5.5	Roof Structure and Attic	●				

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IN NI NP RR

5.0 There are several minor cracks in the foundation at the base of the wall assembly. These cracks are not structurally significant but are dripping water into the crawl space. This has caused any significant water accumulation or damage. Recommend these cracks be sealed and monitored.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)

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

The home inspector shall observe: 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. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	<u>Styles & Materials</u>
6.0	Plumbing Drain, Waste and Vent Systems	●				Water Source: Public
6.1	Plumbing Water Supply, Distribution System and Fixtures				●	Water Filters: None
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				●	Plumbing Water Supply (into home): Copper
6.3	Main Water Shut-off Device (Describe location)	●				Plumbing Water Distribution (inside home): PEX
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	●				Washer Drain Size: 2" Diameter
6.5	Main Fuel Shut-off (Describe Location)	●				Plumbing Waste: PVC
6.6	Sump Pump			●		Water Heater Power Source: Gas (quick recovery)
		IN	NI	NP	RR	Water Heater Capacity: 50 Gallon (2-3 people)
						Manufacturer: BRADFORD-WHITE
						Water Heater Location: Crawlspace

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6.0 There is evidence of a past leak at one of the sink drains. No active leaking was observed but staining was present. Recommend the fixture be monitored, however no immediate repairs are necessary.



6.0 Item 1(Picture)

6.1 (1) The blow out valve near the main water supply shut off to the irrigation system, leaks continuously and will require repair/replacement.



6.1 Item 1(Picture)

(2) The master bathroom shower fixture leaks at the connection to the service pipe and at the head. Recommend this fixture be repaired or replaced.



6.1 Item 2(Picture)

6.1 Item 3(Picture)

(3) The toilet handle must be held down to flush the toilet in the upstairs hall bathroom. Recommend the tank assembly components be serviced or replaced. This may be considered a maintenance item.



6.1 Item 4(Picture)

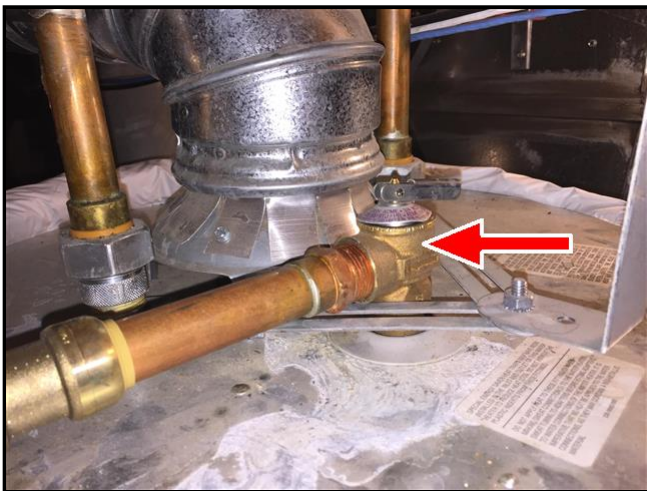
6.2 The TPR (temperature/pressure relief) valve allows water to leak out continuously onto the ground below. Recommend this valve be replaced by a qualified plumbing contractor.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)

6.3 The meter and valve assembly are not properly supported. There was no damage and no visible leakage was observed but the current arrangement places strain on the connections and should be addressed.



6.3 Item 1(Picture)

6.5 Right side of house



6.5 Item 1(Picture)

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

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. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: 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.

		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	●				
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	●				
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				●	
7.3	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)				●	
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	●				
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	●				
7.6	Location of Main and Distribution Panels	●				
7.7	Smoke Detectors	●				
7.8	Carbon Monoxide Detectors			●		

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IN NI NP RR

7.2 (1) The AFCI (Arc Fault Current Interrupter) breaker on the left side of the garage panel (yellow button) fails to trip when tested. This is a potential fire safety risk. Recommend this breaker be replaced by a qualified electrician.



7.2 Item 1(Picture)

(2) The wires inside the hot tub sub-panel on the rear patio are exposed. The breaker is off to this sub-panel but if it is turned on the wires would be energized. Recommend this box be locked and/or the wires capped/protected.



7.2 Item 2(Picture)

7.3 (1) The outlet right of the garage overhead door has a piece of metal stuck in the ground receptacle. In addition, the outlet at the stairway landing also has something stuck in the ground receptacle. Recommend these two outlets be addressed or replaced by a qualified electrician.



7.3 Item 1(Picture) Stairway landing, bottom receptacle

7.3 Item 2(Picture) Right of garage

(2) The right GFCI switch in the master bathroom does not trip when tested. It is unclear what this GFCI services because the left unit services the jetted tub. Further evaluation will be necessary.



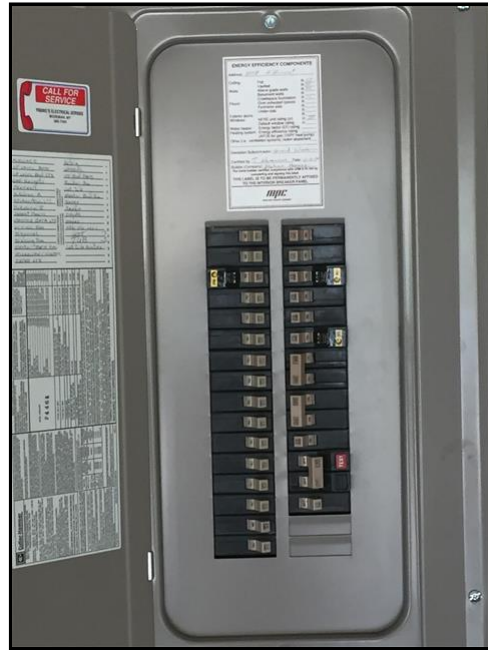
7.3 Item 3(Picture)

7.6 Main disconnect: Right (south) side of garage on exterior wall.

Main distribution panel: Rear wall of garage.



7.6 Item 1(Picture) Main disconnect: Right side



7.6 Item 2(Picture) Main distribution panel: Garage

7.8 Carbon monoxide detectors have not been installed, which may not have been required at the time of construction but is recommended for safety.

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

The home inspector shall observe 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. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	<u>Styles & Materials</u>
8.0	Heating Equipment	●				Heat Type: Forced Air
8.1	Normal Operating Controls	●				Energy Source: Gas
8.2	Automatic Safety Controls	●				Number of Heat Systems
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	●				(excluding wood): One
8.4	Presence of Installed Heat Source in Each Room	●				Heat System Brand: Air-Flo
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	●				Ductwork: Insulated and Non-insulated
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			●		Filter Type: Disposable
8.7	Gas/LP Firelogs and Fireplaces	●				Filter Size: 16x25
8.8	Cooling and Air Handler Equipment	●				Types of Fireplaces: Vented gas logs
8.9	Normal Operating Controls	●				Operable Fireplaces: One
8.10	Presence of Installed Cooling Source in Each Room	●				Number of Woodstoves: None
						Cooling Equipment Type: Air conditioner unit
						Cooling Equipment Energy Source: Electricity
						Central Air Manufacturer: Air-Flo
						Number of AC Only Units: One

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IN NI NP RR

8.0



8.0 Item 1(Picture)

8.3 The humidifier was not an inspection item and was off on the day of the inspection.

8.5 Also see roof comments regarding the flue pipe.

8.7



8.7 Item 1(Picture)

8.8 (1) Recommend the refrigerant line be fully insulated to improve efficiency. This is a maintenance item.



8.8 Item 1(Picture)



8.8 Item 2(Picture)



8.8 Item 3(Picture)

(2) General deterioration of the unit was observed on the heat dissipating fins on this unit. This can affect the efficiency of the unit and is consistent with its age. No repairs are necessary.

This system is 12 years old and the remaining useful life of the equipment is approximately 3-5 years. Recommend the unit be serviced and maintained by a qualified HVAC contractor.



8.8 Item 4(Picture)



8.8 Item 5(Picture)

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

The home inspector shall observe: 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. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	Insulation in Attic	●				Attic Insulation: Blown Cellulose
9.1	Insulation Under Floor System	●				Ventilation: Ridge vents Soffit Vents
9.2	Vapor Retarders (in Crawlspace or basement)				●	Exhaust Fans: Fan with light
9.3	Ventilation of Attic and Foundation Areas	●				Dryer Power Source: 220 Electric
9.4	Venting Systems (Kitchens, Baths and Laundry)	●				Dryer Vent: Flexible Metal
9.5	Ventilation Fans and Thermostatic Controls in Attic			●		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

9.2 There are sections in the crawl space that are missing a vapor barrier. There is extra plastic material stored in the crawl space that can be used to cover these areas.



9.2 Item 1(Picture)

9.2 Item 2(Picture)

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 Appliances

The home inspector shall observe and operate the basic functions of the following kitchen 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: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; 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.

		IN	NI	NP	RR
10.0	Dishwasher	●			
10.1	Ranges/Ovens/Cooktops	●			
10.2	Range Hood (s)	●			
10.4	Food Waste Disposer	●			
10.5	Microwave Cooking Equipment	●			
10.6	Refrigerator	●			
10.7	Washer/Dryer	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

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.

12. Lawn Sprinklers

		IN	NI	NP	RR
12.0	Sprinkler Operation	•			
12.1	Controllers	•			
12.2	Rotary Heads	•			
12.3	Visible Connections or Clamps	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

12.0 There are 12 zones in the system and all zones were operated successfully on the day of the inspection. Minor repair and ongoing maintenance will be necessary.



REDPOINT LLC
BUILDING DIAGNOSTICS
& HOME INSPECTIONS

INVOICE

RedPoint LLC
495 Stafford Ave.
Bozeman, MT 59718
406-224-0244
Inspected By: James Childre

Inspection Date: 6/10/2016
Report ID:

Customer Info:	Inspection Property:
Joe Customer	1234 Main St. Bozeman MT 59718
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Total Sq Ft 2,001 - 2,500	350.00	1	350.00
Radon test with kit	85.00	1	85.00
			Tax \$0.00
			Total Price \$435.00

Payment Method:
Payment Status: Invoice Sent
Note:



REDPOINT LLC
BUILDING DIAGNOSTICS
& HOME INSPECTIONS

INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 1234 Main St. Bozeman MT 59718

Inspection Fee: \$ 435.00

Client requests a visual inspection of the structure identified at the above address by RedPoint LLC hereinafter collectively referred as
1. the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or
2. further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the
3. Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant
4. observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

5. Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/ AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary,

theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

- DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

- ARBITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction.
- CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

- Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

- ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.

- Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**

- SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

PAYMENT: Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments.

15. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

ENTIRE CONTRACT: This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any

16. party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____

Signature of Client _____

(One signature binds all)

Printed Name of Client: _____

Dated _____

For the Company James Childre

