



Your Inspection Report

1185 My Street
Wasilla, AK 99655



PREPARED FOR:
JUDY JONES

INSPECTION DATE:
Tuesday, August 4, 2009

PREPARED BY:
Dan Sommer



SOMMER ENTERPRISES Home Inspections
1175 W Gail Dr.
Wasilla, AK 99654

907-841-0188
www.sentinspections.net
s.ent@gci.net

Quality home inspections you can trust.



March 12, 2013

Dear Judy Jones,

RE: Report No. 1008, v.3
1185 My Street
Wasilla, AK
99655

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Dan Sommer
on behalf of
SOMMER ENTERPRISES Home Inspections

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Inspections
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INVOICE

March 12, 2013

Client: Judy Jones

Report No. 1008, v.3

For inspection at:

1185 My Street

Wasilla, AK

99655

on: Tuesday, August 4, 2009

Home inspection 2500-3000 sq ft -

\$400.00

Total

\$400.00

SOMMER ENTERPRISES Home
Inspections
1175 W Gail Dr.
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AGREEMENT

1185 My Street, Wasilla, AK August 4, 2009

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PARTIES TO THE AGREEMENT

Company

SOMMER ENTERPRISES Home
Inspections
1175 W Gail Dr.
Wasilla, AK 99654

Client

Judy Jones

Total Fee: \$400.00

This is an agreement between Judy Jones and SOMMER ENTERPRISES Home Inspections.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, **Judy Jones (Signature)**_____, **(Date)**_____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

1185 My Street, Wasilla, AK August 4, 2009

Report No. 1008, v.3

www.sentinspections.net

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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The Summary outlines potentially significant issues from a life safety and systems deficiencies standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work.

No home is perfect, and you will have improvements to recommend in virtually every home.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Near end of life expectancy](#)

1

Although most of the roof appears to be functioning well at this time, the roof shingles will probably need to be replaced before long. Owner should be anticipating a major expenditure for reroofing within a few years.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Replace

Structure

ROOF FRAMING \ Sheathing

Condition: • [Water stains](#)

2

Roof sheathing was wet when inspected. Repair roof leak.

Implication(s): Material deterioration

Task: Repair

Time: Immediate

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Height over walking area](#)

#3

LIFE SAFETY

The service can easily be touched from the deck that was added after the electrical installation. Addition of another pole could possibly fix the problem, but it should be evaluated by an electrician.

Implication(s): Electric shock

Task: Further evaluation Upgrade

Time: Immediate

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DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFI \(Ground Fault Interrupter\)](#)

#4

LIFE SAFETY

GFCI Missing in Garage

Implication(s): Electric shock

Task: Replace

Time: Immediate

Interior

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

#5

LIFE SAFETY

Garage door reverse mechanism not functioning properly.

Implication(s): Physical injury

Time: Immediately

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material:

- [Asphalt shingles](#)

Numerous patches, brittle shingles and cracks. Penetration



Asphalt shingles



Asphalt shingles



Asphalt shingles



Asphalt shingles

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Near end of life expectancy](#)

1

Although most of the roof appears to be functioning well at this time, the roof shingles will probably need to be replaced before long. Owner should be anticipating a major expenditure for reroofing within a few years.

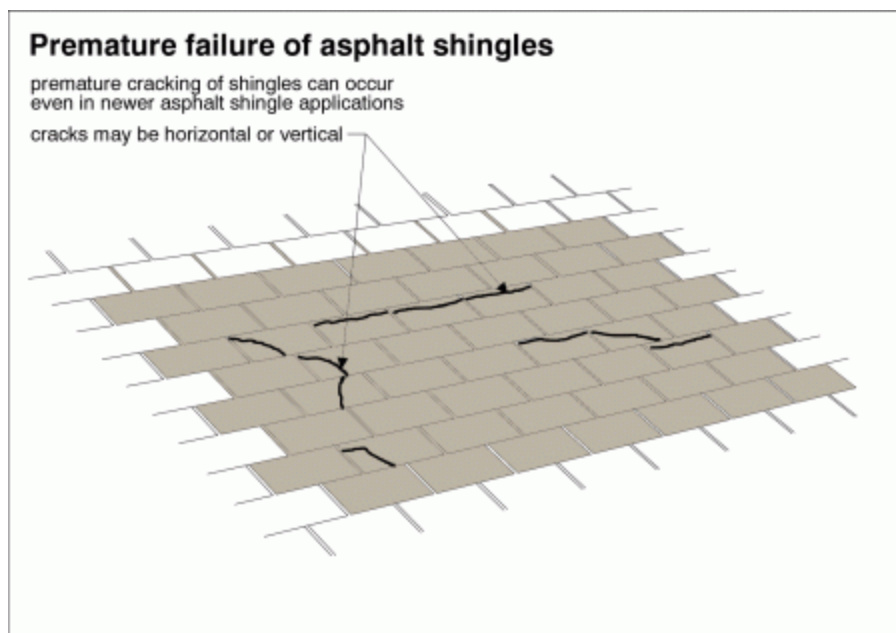
Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Replace

Condition: • [Cracked](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Monitor



[Click on image to enlarge.](#)

Condition: • [Brittle](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Monitor

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#) • [Plastic](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge:

- [Above grade](#)

Downspout discharges above grade too close to the building.



Above grade

Lot slope: • [Away from house](#)

Wall surfaces - wood:

- [Hardboard, plywood or OSB](#)

East wall is cantilevered 2 feet out over the foundation wall. The space between the bottom of the wall and grade is filled with foam insulation boards. Recommend that these be covered to protect the insulation and seal from weather.

Wall surfaces - masonry: • [Block](#)

Soffit and fascia:

- [Hardboard/Plywood](#)

Loose soffit

Driveway: • Asphalt • Gravel

Deck: • Raised • Wood • Railings

EXTERIOR

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Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

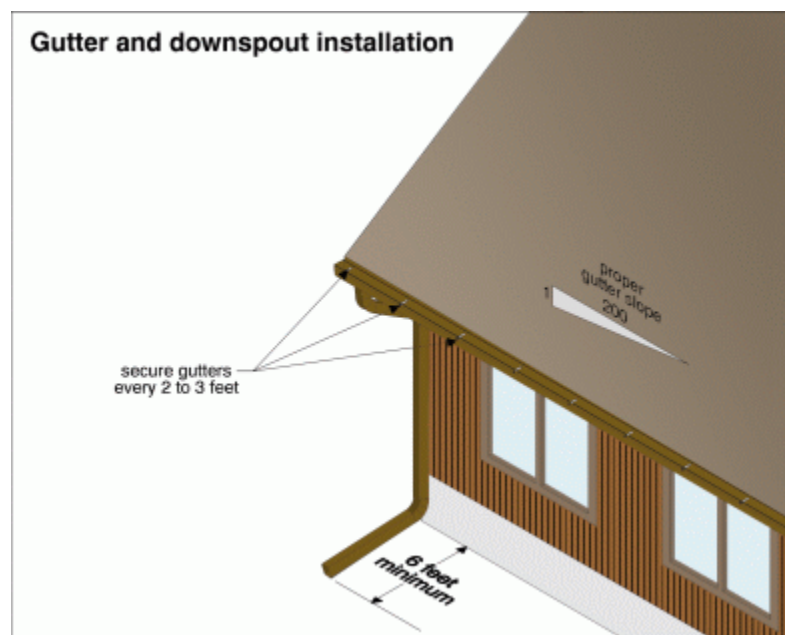
Recommendations

ROOF DRAINAGE \ Downspouts

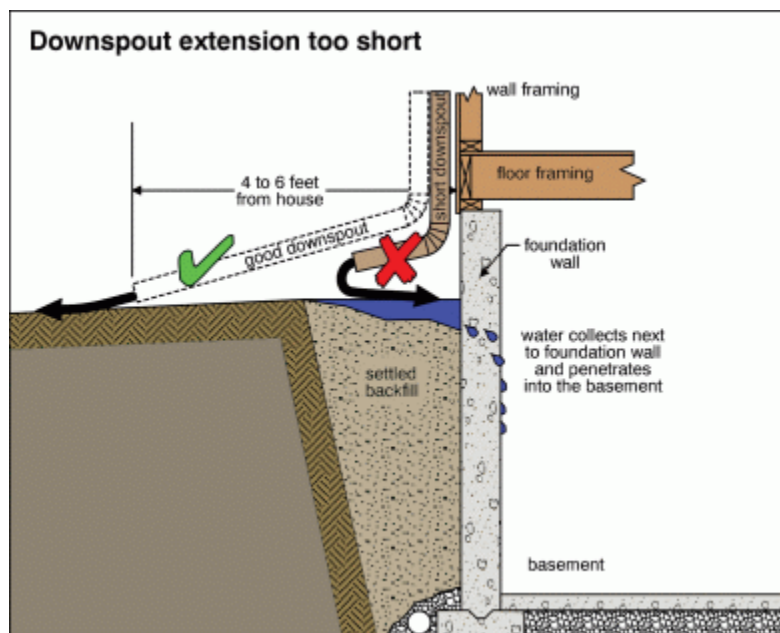
Condition: • [Downspouts end too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Improve



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

EXTERIOR

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Downspouts end too close to building

Condition: • Should discharge 6ft. from home

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Replace

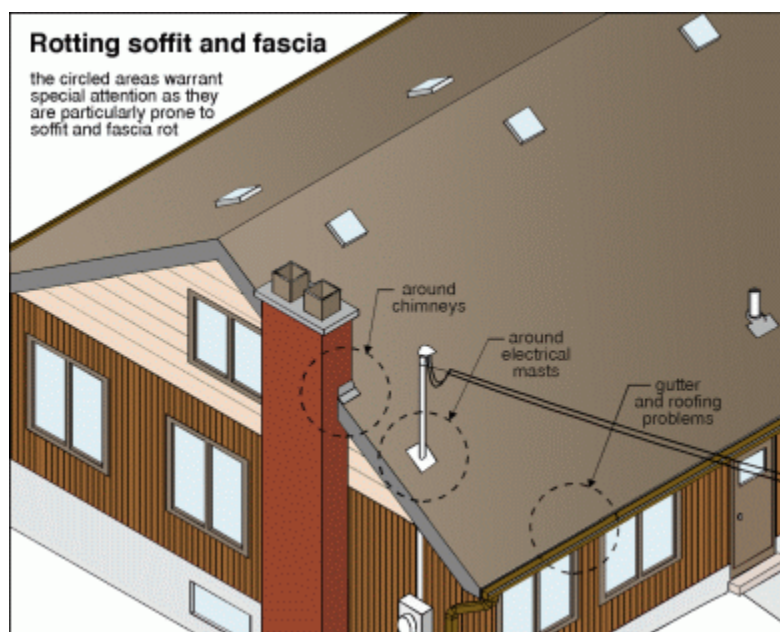
Time: Discretionary

WALLS \ Soffits and fascia

Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

Task: Repair



[Click on image to enlarge.](#)

EXTERIOR

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Loose or missing pieces

WALLS \ Trim

Condition: • [Missing](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: North

Task: Install trim around window and caulk.



Missing

EXTERIOR

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Condition: • [Caulking missing or deteriorated](#)

Task: Repair

Time: Less than 1 year

STRUCTURE

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Description

Configuration: • [Crawl space](#) • [Piers](#)

Foundation material: • [Masonry block](#)

Floor construction:

• [Trusses](#)



Trusses

• Wood columns

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Trusses](#)

• [Plywood sheathing](#)

STRUCTURE

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Plywood sheathing

Limitations

Attic/roof space: • Inspected from access hatch

Crawl space: • Entered but access was limited

Percent of foundation not visible: • 75 %

Recommendations

ROOF FRAMING \ Sheathing

Condition: • [Water stains](#)

2

Roof sheathing was wet when inspected. Repair roof leak.

Implication(s): Material deterioration

Task: Repair

Time: Immediate

ELECTRICAL

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Description

Service entrance cable and location: • [Overhead aluminum](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - exterior wall](#)

Number of circuits installed: • 18

System grounding material and type: • [Copper - water pipe and ground rod](#) • [Copper - water pipe](#)

Distribution panel rating: • [100 Amps](#)

Distribution panel type and location: • [Breakers - utility room](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- No GFCI



No GFCI

- [GFCI - panel](#)

Smoke detectors:

- [Present](#)

Smoke detector and carbon monoxide detector present but not tested.

Limitations

Panel covers: • Disconnect covers are not removed by the home inspector

System ground: • Quality of ground not determined

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Height over walking area](#)

#3

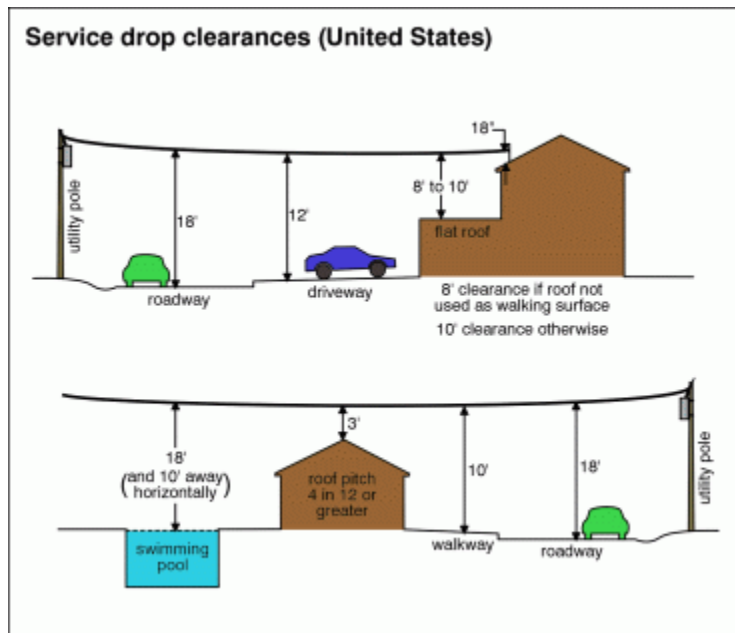
LIFE SAFETY

The service can easily be touched from the deck that was added after the electrical installation. Addition of another pole could possibly fix the problem, but it should be evaluated by an electrician.

Implication(s): Electric shock

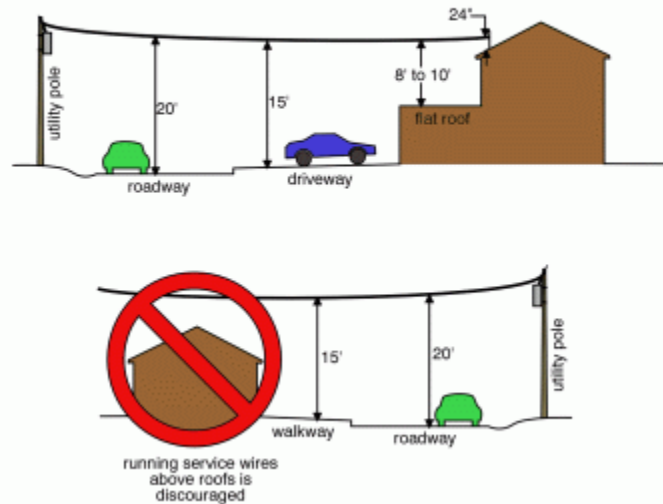
Task: Further evaluation Upgrade

Time: Immediate



[Click on image to enlarge.](#)

Service drop clearances (Canada)



[Click on image to enlarge.](#)



Height over walking area

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFI \(Ground Fault Interrupter\)](#)

#4

LIFE SAFETY

GFCI Missing in Garage

Implication(s): Electric shock

Task: Replace

Time: Immediate

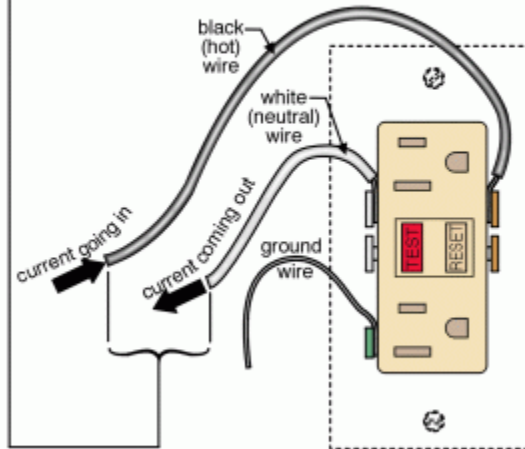
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)

HEATING

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Description

General: • default note

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#) • [Wood stove](#)

Furnace manufacturer:

• Lennox



Lennox

Heat distribution: • [Ducts and registers](#)

Efficiency: • [Conventional](#) • [Mid-efficiency](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Basement

Chimney/vent: • None

Limitations

Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

Heat exchanger: • Only a small portion visible

HEATING

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Recommendations

RECOMMENDATIONS \ Overview

Condition: • No heating recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Limitations

Attic inspection performed: • By entering attic, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

FOUNDATION \ Crawlspace floor

Condition: • [No vapor barrier](#)

The Vapor barrier doesn't cover the ground fully. Reposition and secure plastic in place.

Implication(s): Chance of condensation damage to finishes and/or structure

Description

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water heater fuel/energy source: • [Gas](#)

Water heater type:

• [Conventional](#)



Conventional

• Rental

Tank capacity: • [30 gallons](#)

Water heater approximate age: • 15 years

Waste disposal system: • [Public](#) • [Septic system](#)

Waste piping in building: • [Plastic](#)

Limitations

Items excluded from a home inspection: • Isolating/relief valves & main shut-off valve • Tub/sink overflows • Water treatment equipment

PLUMBING

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RECOMMENDATIONS \ Overview

Condition: • No plumbing recommendations are offered as a result of this inspection.

INTERIOR

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Major floor finishes: • [Carpet](#) • [Resilient](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Casement](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • [Metal](#)

Limitations

Not included as part of a building inspection: • Security systems and intercoms • Cosmetic issues • Perimeter drainage tile around foundation, if any

Percent of foundation not visible: • 70 %

Recommendations

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

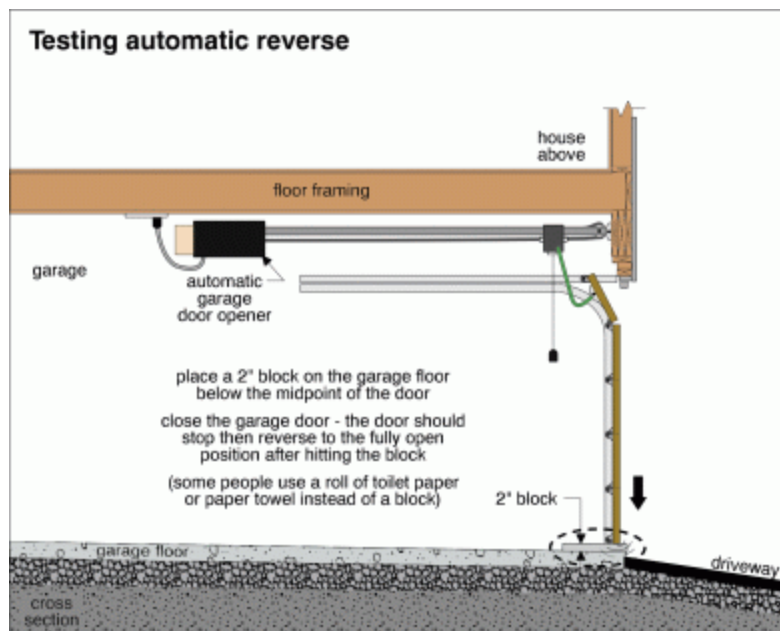
#5

LIFE SAFETY

Garage door reverse mechanism not functioning properly.

Implication(s): Physical injury

Time: Immediately



END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

[1. Roofing, Flashings and Chimneys](#)

[2. Exterior](#)

[3. Structure](#)

[4. Electrical](#)

[5. Heating](#)

[6. Cooling/Heat Pumps](#)

[7. Insulation](#)

[8. Plumbing](#)

[9. Interior](#)

[10. Appliances](#)

[11. Life Cycles and Costs](#)

[12. Supplementary](#)

[Asbestos](#)

[Radon](#)

[Urea Formaldehyde Foam Insulation \(UFFI\)](#)

[Lead](#)

[Carbon Monoxide](#)

[Mold](#)

[Household Pests](#)

[Termites and Carpenter Ants](#)

[13. Home Set-up and Maintenance](#)

[14. More About Home Inspections](#)

[ASHI Standards of Practice](#)

[CAHPI Standards of Practice](#)