



PHII Inspections

Lab Inspection
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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Client Information:

Jane Doe
123 any st

Property Information:

123 any st
madison SD 57042

Summary

Site Grounds & Grading

[Grading at House Wall](#)

The basement window on the west side is too close to the ground. Recommend check with contractor to install a window well.

Exterior & Structure

[Foundation](#)

Shows signs of separation of applied skim coat to foundation exterior. Masonry covering on exterior foundation is cracked and pulling away.

[Exterior Wall Covering](#)

could be lead base paint on the age of the house Recommend painting. Painted shakes.

[Eaves & Soffits](#)

needs painting most of the house does not have gutters. The soffit and fascia above front entry is deteriorated and rotted and animals may enter the attic

[Trim](#)

Some paint is peeling and needs to be repainted. Window trim needed painting or wrapped in metal. garage fascia board has a deteriorated board Corner boards are damaged or deteriorated.

Plumbing

[Vent Pipes](#)

Vent pipe penetrates through outside wall at back home house, may cause frost exposure.

Interior

[Floors](#)

Refinish wood flooring. Most of the flooring is wood flooring and needs to be sanded and refinished

[Stairs / Railings](#)

Handrails were proper height, but the railing on upper level by exercise equipment is too low.

[Windows](#)

Most windows are painted shut and won't operate, and are single pane with signs of condensation damage.

Bathrooms

[Location](#)

Electrical switches in shower area should be moved.

[Shower Walls](#)

Light & fan switches located too close to shower

[Receptacles](#)

Suggest upgrading to GFCI in the future. Switches located too close to shower / tub

Basement / Crawlspace

[Columns](#)

Columns are not properly anchored at base top.

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Sidewalks / Walkways

Condition: Satisfactory

Type: Concrete

Problems

- There is evidence of spalling.
- There are uneven spots on the sidewalk.
- There are tree roots growing too close to the sidewalk.

Comments:

There is some spalling visible on the sidewalk. Tree roots are growing too close to the sidewalk in the front. Some spalling on other sidewalk was typical for the age of the house. Sidewalk shows some spalling typical with the age of the house.



Driveway

Condition: Satisfactory

Type: Concrete

Problems

- The driveway is showing evidence of spalling.
- There are large cracks in the driveway.

Comments:

Driveway has very minor cracks typical for the age of the driveway. Driveway shows some cracking - Not unusual. Deterioration of the driveway surface was observed. There are major cracks in the driveway surface. The driveway shows extensive spalling - Still serviceable.



Steps to Building

Condition: Needs maintenance

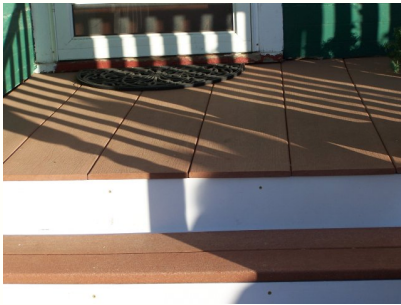
Step Type: Wood, Other

Landing Type: Wood, Other

Railing: Yes

Comments:

One of the top steps is loose and needs to be secured.
Slight need for maintenance with front steps. Steps were a composite material and loose on the front porch. No railing on the stairs to the breezeway.



Window Wells



Retaining Walls

Condition: Satisfactory

Type: Block
Weep Holes: No

Grading at House Wall

Condition: Not satisfactory

Comments:

The basement window on the west side is too close to the ground. Recommend check with contractor to install a window well.



Fences and Gates

Condition: Satisfactory

Type: Wood, Chainlink

- There are untreated wooden posts buried in the ground.

Comments:

Post on wood fencing is rotting.

Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashing. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 1864

Type: Single



Wall Structure

Condition: Satisfactory

Type: Wood Frame



Foundation

Condition: Needs maintenance

Type: Stone

Problems

- There are gaps in the mortar.

Comments:

Shows signs of separation of applied skim coat to foundation exterior. Masonry covering on exterior foundation is cracked and pulling away.



Exterior Wall Covering

Condition: Needs maintenance

Type: Wood

Problems

- Paint is peeling off of the siding material.

Comments:

could be lead base paint on the age of the house
Recommend painting. Painted shakes.



Exterior Doors

Condition: Satisfactory

Type: Wood

Comments:

Chalking missing/shrinkage around door's window seal.



Gas Meter / Piping

Condition: Satisfactory

Problems

- The pipes are rusted.

Comments:

Visible rust on gas piping entering the home.

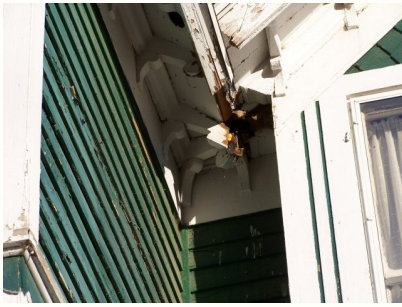


Eaves & Soffits

Condition: Needs maintenance

Comments:

needs painting most of the house does not have gutters. The soffit and fascia above front entry is deteriorated and rotted and animals may enter the attic



Trim

Condition: Needs maintenance

Type: Wood

Problems

- There are signs of rot on the trim.

Comments:

Some paint is peeling and needs to be repainted.
Window trim needed painting or wrapped in metal.
garage fascia board has a deteriorated board
Corner boards are damaged or deteriorated.



Downspouts

Condition: Needs maintenance

Comments:

Underground drainage appears to be plugged at garage.



Exterior Windows

Condition: Needs maintenance

Problems

- There are gaps or openings around windows that are uncaulked.
- There are windows that have been painted shut or no longer function.

Comments:

Windows need caulking and re-paint. Windows showing signs of weather. Many windows are painted shut (permanently). Glazing compound is deteriorated.



Exterior Receptacles

Condition: Satisfactory

Type: GFCI

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type: Gable



Roof Covering

Condition: Satisfactory

Shingle Type: Asphalt

Observations

Layers Observed: 1

Approximate Age: 5 yr

Comments:

Roofing on old barn out building appears to be nearing end of useful service.



Exposed Flashing

Condition: Needs maintenance

Type: Galvanized

Problems

- There is flashing that has been improperly installed.

Comments:

Flashing needs to be added/repaired.



Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Condition: Satisfactory

Type: Public



Water Entrance

Condition: Satisfactory

Type: Copper

Pipes

Condition: Satisfactory

Type: Copper, Plastic

Flow rate: Satisfactory

Problems

- There are signs of rust / corrosion on the pipes.

Waste

Condition: Satisfactory

Pipe type: Plastic

Septic type: Public

Vent Pipes

Condition: Not satisfactory

Type: Cast iron

Comments:

Vent pipe penetrates through outside wall at back home house, may cause frost exposure.



Drain

Condition: Satisfactory

Type: Plastic

Fuel Service

Condition: Satisfactory

Type: Gas meter

Locations

Meter location: west side of house

Shutoff-valve location: at meter

Water Heater

Condition: Satisfactory

Fuel type: Electric

Water Heater Data

Extension: Not present

Relief valve: Present

Seismic Restraint: Not applicable

Venting (air supply): Not applicable

Expansion tank: Not applicable

Location & Capacity

Location: basement

Capacity (gallons): 50

Comments:

There needs to be an extension going down to at least 6" from the floor.

Fixtures

Condition: Satisfactory

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Line Entrance

Conductor: Aluminum

Type of wiring: Romex, Conductor in conduit

Main disconnect location: laundry room

Number of circuits: 20



Service Entrance Cable

Volts: 240 - 120V

Type: Underground

Capacity: 200

Location: laundry room

Main Panel

Condition: Satisfactory

Location: laundry room

Volts: 240 - 120V

Capacity: 200 A

Type: Circuit-breakers

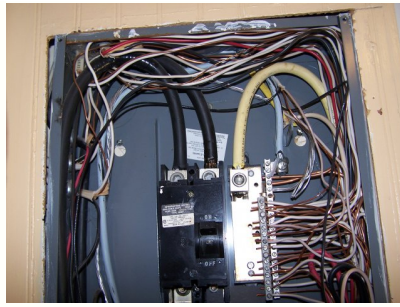
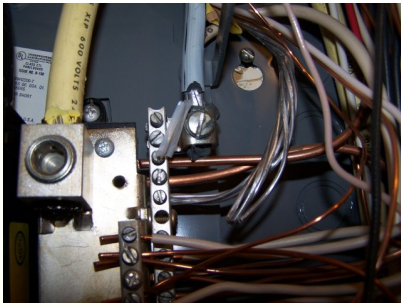
Grounding & Bonding

Grounding: Grounded

Bonding: Not determined

Comments:

Neutral to sub-panel has strands cut to insert into connector.



Sub Panel

Condition: Satisfactory

Volts: 240 - 120V

Capacity: 100 A

Type: Circuit-breakers

Grounding & Bonding

Grounding: Not determined

Bonding: Bonded

Comments:

Sub panel in detached garage is 90 Amp capacity.

Smoke Detectors

Condition: Satisfactory

Smoke Detectors: Not tested

Circuits & Conductors

Condition: Satisfactory

Type of wiring: Romex

Exterior GFCI Outlets

Exterior GFCI Receptacles: Yes

of Outlets: 3

Garage GFCI Outlets

Garage GFCI Receptacles: Yes

of Outlets: 2

Kitchen GFCI Outlets

Kitchen GFCI Receptacles: Yes

of Outlets: 2

Bathroom GFCI Outlets

Bathroom GFCI Outlets: No

of Outlets: 2

Comments:

Much of home is 2 wire ungrounded wiring typical of this age of home. Recommend upgrading GFCI in bathrooms. Recommend upgrading the receptacles in the kitchen and garage to GFCI to meet current standards.

Outlets, Fixtures, & Switches

Condition: Satisfactory

Testing Information

Testing Method: GFCI TESTER

Number Tested: Representative number

Comments:

recommend upgrading bathrooms and garage to GFCI outlets to meet present day standards, and for your own safety.

Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Floors

Condition: Needs maintenance

Type: Hardwood, Carpet, Ceramic tile

Comments:

Refinish wood flooring. Most of the flooring is wood flooring and needs to sanded and refinished



Ceilings

Condition: Satisfactory

Type: Plaster, Other

Walls

Condition: Satisfactory

Type: Plaster

Interior Doors

Condition: Satisfactory

Stairs / Railings

Condition: Not satisfactory

Problems

- The handrails are too short (less than 34").

Comments:

Handrails were proper height, but the railing on upper level by exercise equipment is too low.



Windows

Condition: Needs maintenance

Type: Double hung

Material: Wood

Problems

- Windows are stuck or painted shut.
- There are bedrooms without properly functioning egress windows.

Comments:

Most windows are painted shut and won't operate, and are single pane with signs of condensation damage.

Bathrooms

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Location

Location: main floor

Comments:

Electrical switches in shower area should be moved.



Floor

Condition: Satisfactory

Type: Hardwood

Toilets

Condition: Satisfactory

Bathtub

Condition: Satisfactory

Type: Built-in

Shower Walls

Condition: Not satisfactory

Type: Fiberglass

Comments:

Light & fan switches located too close to shower

Receptacles

Condition: Not satisfactory

Type: GFCI

Problems

- There are receptacles within reaching distance of the tub.
- There are non-GFCI receptacles in the bathroom.

Comments:

Suggest upgrading to GFCI in the future. Switches located too close to shower / tub

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Sinks

Condition: Satisfactory

Ventilation

Condition: Satisfactory

Bathroom window present: Yes

Bathroom (2)

Location

Location: upstairs end of hallway

Toilets

Condition: Needs maintenance

Problems

·The toilet fixture is unstable.

Comments:

Toilet loose on base

Floor

Condition: Satisfactory

Type: Hardwood

Ventilation

Condition: Satisfactory

Bathroom window present: Yes

Shower Walls

Condition: Satisfactory

Type: Fiberglass

Bathtub

Condition: Satisfactory

Type: Built-in

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Counters

Condition: Satisfactory

Type: Laminate

Flooring

Condition: Not satisfactory

Type: Tile

Comments:

.Some tile are loose and grout is cracked



Receptacles

Condition: Satisfactory

Type: Non-GFCI

Problems

.There are non-GFCI receptacles in the kitchen.

Ventilation

Condition: Not satisfactory

Fan Vents to: No fan present

Microwave

Condition: Satisfactory

Type: Operating

Make: Sharp

Refrigerator

Condition: Satisfactory

Type: Operating

Make: Maytag

Disposal

Condition: Satisfactory

Type: Operating

Make: Badger

Dishwasher

Condition: Satisfactory

Type: Operating

Make: Bosch

Range / Oven

Condition: Satisfactory

Type: Operating

Make: Maytag

Sink

Condition: Satisfactory

Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

Columns

Condition: Needs maintenance

Type: Steel, Wood

Comments:

Columns are not properly anchored at base top.



Foundation

Condition: Satisfactory

Type: Stone

Sub Flooring

Condition: Satisfactory

Visibility: Visible

Ceiling

Condition: Satisfactory

Type: Open

Floor Drain

Condition: Satisfactory

Visibility: Visible

Comments:

The floor drain was not tested - keep water in trap.

Floor Joists

Condition: Satisfactory

Type: Conventional

Visibility: Visible

Problems

- The joists have been modified.

Comments:

The floor joists have been cut for heating ducts.

Walls

Condition: Satisfactory

Walls: Unfinished

Stairs / Railings

Condition: Needs maintenance

Type: Concrete

Problems

- Stairs are too steep (more than 8"/9").
- The stairs are missing a railing.

Comments:

Low head clearance. Stairs should have a railing.



Floor

Condition: Satisfactory

Type: Concrete

Problems

- There are support posts resting on the floor.

Comments:

The basement floor has some small cracks and spalling. but typical for of this age.

Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Condition: Satisfactory

Type: Forced air

Fuel Type: Natural Gas

Heating System Data

Furnace Age: 2006

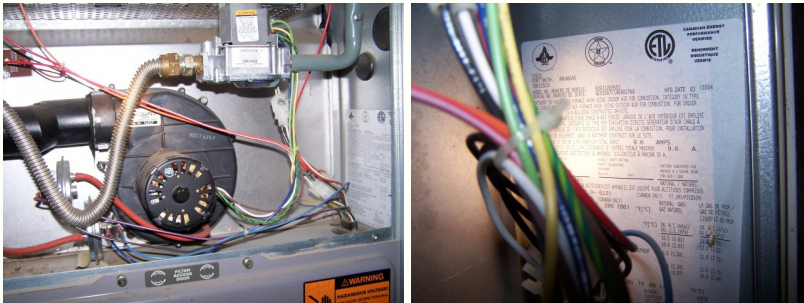
Capacity: 120,000 btu

Location: basement

Thermostat Location: In living roomn

Comments:

Replace filter every 1-3 months.



Unit Venting

Condition: Satisfactory

Heat Exchanger

Condition: Satisfactory

Status: Not tested

Visibility: Not visible

Combustion Air

Condition: Satisfactory

Heat Distribution

Condition: Satisfactory

Type: Ductwork

Pipes: Galvanized
Location: Each room

Comments:

Some of the ductwork is covered with white cloth material which could be asbestos, which normally not a hazard if not disturbed.



Gas Furnace

Condition: Satisfactory

Air Filter

Condition: Satisfactory

Type: Disposable

Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical Disconnect

Condition: Satisfactory

Location: next to AC outside

Comments:

The outside temperature is below the safe operating temperature.



Air Conditioning Type

Condition: Satisfactory

Type: Central air

Status: Not turned on

Air Conditioning Unit

Condition: Satisfactory

Status: Not tested

AC Unit Data

Age: 8 yrs

Capacity: 3 ton

Location: nw corner

Air Distribution

Condition: Satisfactory

Type: Ductwork

Location: Each room

Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Description

Condition: Satisfactory

Type: Attached Garage

Flooring

Condition: Satisfactory

Type: Concrete

Problems

·There are large cracks in the floor.

Comments:

Abnormal cracks were observed in garage floor.

Separation Wall

Condition: Satisfactory

Type: Other

Comments:

No fire safe barrier between garage and living house. Not required when home was built.

Walls/Windows/Ceiling

Condition: Satisfactory

Receptacles

Condition: Satisfactory

Type: GFCI

Problems

·There are non-GFCI receptacles in the garage.

Comments:

recommend upgrading to GFCI receptacles. Some receptacles are GFCI and some are not GFCI

Vehicle Doors

Condition: Needs maintenance

Problems

·The safety cables are missing from the lift springs.



Garage Door Opener

Condition: Satisfactory

Ventilation

Condition: Satisfactory

Door to Living Space

Condition: Satisfactory

Fire Resistance: Fire resistant