

SUMMARY

1234 Main St. Billings Mt 59105

Buyer Name
05/20/2018 9:00AM

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2.2.1 Driveway

DRIVEWAYS - MINOR



Maintenance/Informational

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified driveway contractor.



Minor settling

2.3.1 Sidewalks / Patios

REVERSED DRAINAGE ON SIDEWALK/PATIO.



Deficiencies

Sidewalk or patio appear to have negative drainage towards recommend replacement or repair to avoid further damage to sidewalk or foundation.

Recommendation

Contact a qualified concrete contractor.



3.1.1 Exterior Walls / Trim

CAULKING



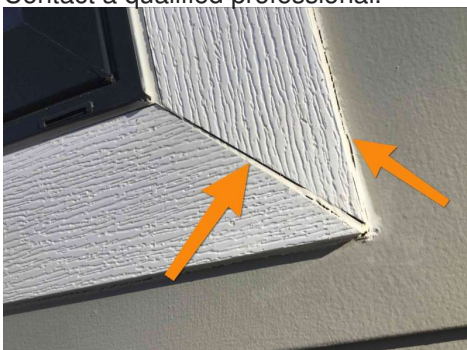
Deficiencies

Caulk was *missing / deteriorated / substandard* in some areas. For example, *around windows / around doors / at siding butt joints / at siding-trim junctions / at wall penetrations*. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

[CAULK](#)

Recommendation

Contact a qualified professional.



3.2.1 Foundation

CRACKS - MODERATE
 Deficiencies

Moderate cracks (1/8 inch - 3/4 inch) and/or leaning were found in the foundation. This may be a structural concern or an indication that settlement is ongoing. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for such repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and the cause of the settlement
- Structural engineers who determine if repairs are necessary, and prescribe those repairs

At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.

Recommendation

Contact a foundation contractor.



Garage East

3.2.2 Foundation

GARAGE FLOOR SETTLING
 Maintenance/Informational

Garage floor appears to be settling. Interior garage settling is generally cosmetic and gradual. If cars are parked in garage during winter, high levels of snow melt off from vehicles can cause quicker settling. Recommend monitoring in the future for rapid settling.

Recommendation

Contact a qualified concrete contractor.



4.2.1 Shingles / Shakes

COMPOSITION - EXPOSED FASTENER HEADS
 Deficiencies

Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Recommendation
Contact a qualified professional.

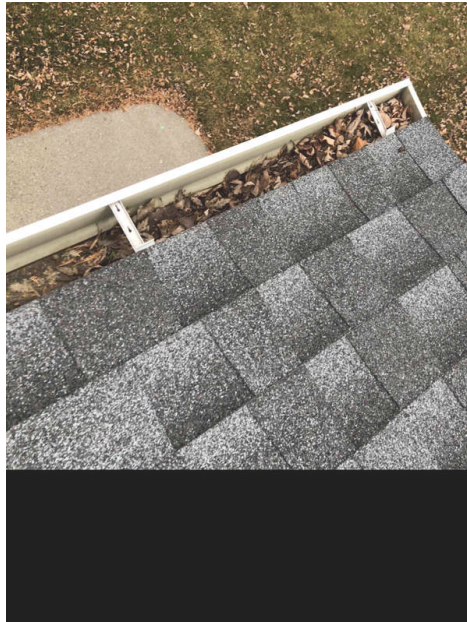


4.3.1 Gutters / Downspouts / Extensions **DEBRIS IN DRAINAGE SYSTEMS**

 Maintenance/Informational

Debris has accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation
Recommended DIY Project



5.3.1 Insulation **COMPACTED OR UNEVEN**

 Maintenance/Informational

The ceiling insulation in one or more areas of the attic was *compacted or uneven / missing / substandard*. Heating and cooling costs may be higher due to reduced energy efficiency. To increase energy efficiency, recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Recommendation
Contact a qualified insulation contractor.

5.3.2 Insulation **SUBSTANDARD (< R-38)**

 Maintenance/Informational

The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. To increase energy efficiency, recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

Recommendation

Contact a qualified insulation contractor.

7.8.1 Ventilation

NO HOOD OR FAN

Deficiencies

No exhaust hood, ceiling or wall-mounted exhaust fan or downdraft exhaust system was found for the cook top or range. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor install a venting system per standard building practices.

Recommendation

Contact a qualified handyman.

8.2.1 Stairs

OVERHEAD CLEARANCE TOO LOW

Maintenance/Informational

The ceiling height over stairs at one or more locations was too low and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

Recommendation

Contact a qualified professional.

8.3.1 Handrails

NO RETURNS

Safety Hazard/Immediate concerns

One or more handrails had no returns installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. For increased safety, recommend that a qualified person install returns per standard building practices.

Recommendation

Contact a qualified professional.

8.3.2 Handrails

NOT CONTINUOUS OR FULL LENGTH

Safety Hazard/Immediate concerns

Handrails at one or more flights of stairs were not continuous or did not extend the full length of the stairs. This is a potential fall hazard. Handrails should be continuous for the entire length of the stairs. For increased safety, recommend that a qualified contractor replace or repair handrails per standard building practices.

Recommendation

Contact a qualified professional.



9.3.1 Wiring

AL SOLID-STRAND WIRING FOUND



One or more branch circuits with solid-strand aluminum wires were found. Problems due to expansion and contraction with this type of wiring can cause overheating at connections between the wire and devices such as switches and receptacles, or at splices. This is a potential fire hazard. The Consumer Products Safety Commission recommends either discontinuing use of circuits with aluminum wiring, removing the wiring, or that an electrician determine if copper wire can be pig-tailed onto the ends of the aluminum wire. A qualified electrician should evaluate the full electrical system and repair as necessary. For more information, visit:

[ALWIRE1](#)

[ALWIRE2](#)

Recommendation

Contact a qualified electrical contractor.

9.3.2 Wiring

EXPOSED IN ATTIC <6' FROM HATCH, DOOR



Non-metallic sheathed wiring in the attic was routed on surfaces within 6 feet of one or more access hatches or doors, and was subject to damage. Wiring can be damaged when hatches are lifted and set aside, when stored items are moved into or out of the attic, etc. This is a potential shock and/or fire hazard. For increased safety, recommend that a qualified electrician repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.

11.1.1 General

WATER TEMP OVER 120 DEGREES



If the water temperature is set too high it can cause scalding burns to users. If a high setting is desired, care should always be taken to blend in enough cold water for safety. Areas that are used by children should have blending valves installed to ensure they do not accidentally set the temperature too high. Alternatively, when adjusting the water temperature, ensure it is kept below a safe level.

Temperature	Time to produce serious burn
120°F	More than 5 minutes
125°F	1-1/2 to 2 minutes
130°F	About 30 seconds
135°F	About 10 seconds
140°F	About 5 seconds
145°F	Less than 5 seconds
150°F	About 1-1/2 seconds
155°F	About 1 second

Settings on water heater thermostat are approximate
Source: Rheem Manufacturing Co
PO Box 244020, Montgomery, AL 36124

For safety, set water heater temperature at 120°F

For burns:
Immediately put burned area in large amount of clean water.
Untreated burns get worse... immediate water will stop progression of burn injury

15.1.1 Exterior Doors

DOORS



GARAGE

One or more exterior doors *were difficult to open or close / were difficult to latch / were sticking*. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



West Garage

15.2.1 Interior Doors

WOULDN'T LATCH

BASEMENT UTILITY ROOM

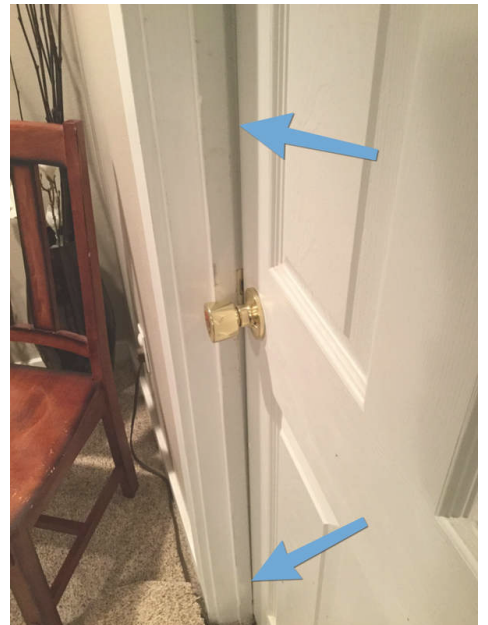


Maintenance/Informational

One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

Recommendation

Contact a qualified professional.



Basement Utility Room

15.5.1 Floors

SQUEAKY



Deficiencies

Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit:

[SQUEAK](#)

Recommendation

Contact a qualified professional.

