

Rushmore Inspection Services

Your Property Inspection Report



1234 Anywhere St, Rapid City, SD 92103
Inspection prepared for: John & Jane Doe
Date of Inspection: 9/4/2025 Time: 9:00 - 11:30 AM
Age of Home: 2003 Size: 1,728 sq ft
Weather: 60 degrees. Rain in past 24 hrs.

Inspector: Kate Hipple
Licence # 21031
Phone: 6054157397
Email: kate@rushmoreinspections.com

Table Of Contents

| | |
|------------------------------|-------|
| Summary of Items of Concern | 3-4 |
| Exterior Areas | 5-15 |
| Garage, Basement & Attic | 16-18 |
| Electric, Heat, Water Heater | 19-23 |
| Interior Features | 24-35 |
| General Notes | 36 |
| Glossary | 37 |

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

| Exterior Areas | | |
|--------------------------|-------------------|---|
| Page 5 Item: 1 | Roof | <ul style="list-style-type: none"> • Widespread shingle damage noted. Recommend evaluation by licensed roofing company. • Exposed nails on roofing material. Recommend sealing all fastener heads. |
| Page 6 Item: 3 | Gutters & Grading | <ul style="list-style-type: none"> • Extensions / Splash blocks missing: Install to divert water away from the foundation. |
| Page 8 Item: 5 | Siding | <ul style="list-style-type: none"> • Open Window Wells on windows below grade. Install a safety grate or a clear weather shield to prevent moisture from entering window areas, and to prevent falls. • Support posts at front patio appear to have settled and are no longer supporting roof above. Recommend evaluation by licensed contractor. • Large crack on South side of front patio. Appears to be settling. |
| Page 11 Item: 6 | Vegetation | <ul style="list-style-type: none"> • Trees within 6-feet of foundation. Recommend removal or monitor for potential root damage. |
| Page 14 Item: 10 | Window Condition | <ul style="list-style-type: none"> • Some window screens missing and some damaged. |
| Garage, Basement & Attic | | |
| Page 16 Item: 1 | Garage | <ul style="list-style-type: none"> • Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out. |
| Interior Features | | |
| Page 26 Item: 2 | Master Bath | <ul style="list-style-type: none"> • Sink drain line leaks. Recommend repair by professional plumber. |
| Page 26 Item: 3 | Bath | <ul style="list-style-type: none"> • Shower - floor junction needs caulk. • Shower head flange not secured to wall. Recommend sealing to prevent water from getting behind wall. • Vanity door missing. |
| Page 28 Item: 4 | Bath #2 | <ul style="list-style-type: none"> • Toilet seat cover broken. • Sink drain plug needs repair or replacement. • Tub - floor junction needs caulk. |
| Page 31 Item: 10 | Doors | <ul style="list-style-type: none"> • Half bathroom door doesn't fully close and latch properly. |

| | | |
|------------------|-----------|--|
| Page 32 Item: 11 | Windows | <ul style="list-style-type: none">• Windows in front entryway and in upstairs bedroom will not stay open. |
| Page 33 Item: 13 | Stairways | <ul style="list-style-type: none">• Hand Rail Components missing at stairs to upper and lower levels.• Guardrails missing at basement steps with a greater than 30" drop off. By today's safety standards, guardrails should be at least 36" high with spindles spacing not more than 4" apart. |

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Roof

Materials: Composition shingles, Inspection method: traversed.

Observations:

- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- **Widespread shingle damage noted. Recommend evaluation by licensed roofing company.**
- **Exposed nails on roofing material. Recommend sealing all fastener heads.**



Shingle damage on West facing roof.



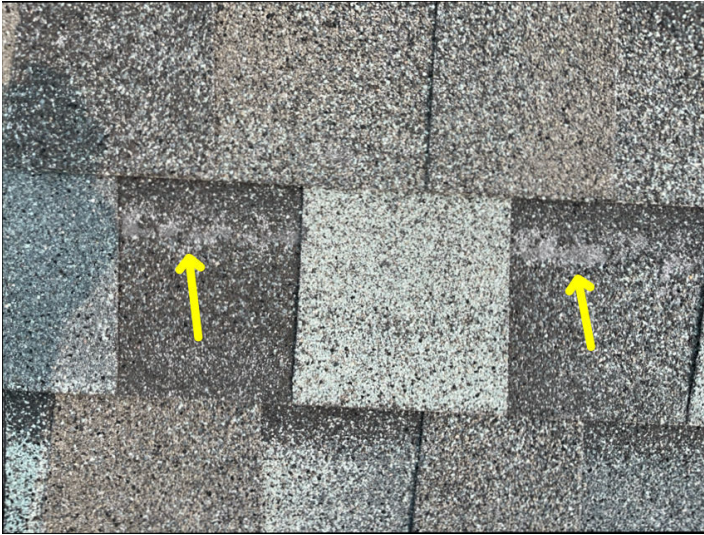
Shingle damage on West facing roof.



View of roof from garage peak.



View of roof from front peak of home.



Shingle damage noted on South side of roof.



Shingle damage noted on South side of roof.



Exposed nails on roofing material.

2. Chimney

Observations:

- N/A

3. Gutters & Grading

Information: Aluminum Gutters

Observations:

- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- Clean gutters: debris evident in gutter at front of home.
- Perimeter Grading: Appears to slope towards building in areas. Recommend grading soil so it slopes down and away from the building to direct rainwater away.
- **Extensions / Splash blocks missing: Install to divert water away from the foundation.**



Downspout at front of home drains near foundation.



Downspout at Southeast corner of home drains near foundation.



Low area of grading on East side of home.



Downspout at Northeast corner of home drains near foundation.



Gutters full of debris at front of home.

4. Drives & Walks

Information: Concrete driveway, Concrete sidewalk.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Minor cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



Concrete driveway.



Minor cracks at top of driveway.

5. Siding

Information: Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete foundation

Observations:

- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- Caulk and seal all gaps, cracks and openings.
- Some cracks and damage to siding (see photos) and all corner trims damaged.
- Water Spigots appear to be leaking at valve seal when in the open position when tested under full pressure. Recommend repair for water conservation and to prevent possible water damage to structure/water intrusion if the hose is left on for an extended period.
- Air Conditioning line set has missing or damaged insulation; consider HVAC tech repair.
- **Open Window Wells on windows below grade. Install a safety grate or a clear weather shield to prevent moisture from entering window areas, and to prevent falls.**
- **Support posts at front patio appear to have settled and are no longer supporting roof above. Recommend evaluation by licensed contractor.**
- **Large crack on South side of front patio. Appears to be settling.**



Northwest corner trim damage.



Support post at front entrance appears to have settled. Not supporting roof above.



Front entrance support posts appear to have settled.



Siding damage on West side of home.



Large crack in South side of front patio.



Open window wells below grade on South side of home.



Water spigot on West side of home leaking at valve seal.



FYI: gas line with shut off valve located on South side of home.



Cracked siding planks on South side of home.



AC line set insulation damaged.



Water spigot on East side of home leaking at valve seal.



Crack in siding on East side of garage.



Northeast corner trim damaged.



Siding board loose at front of home above roof line.



Siding damage on East side of home above garage roof.



Damage to trim around front entrance.

6. Vegetation

Observations:

- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- **Trees within 6-feet of foundation. Recommend removal or monitor for potential root damage.**



Tree at front of home rubs on shingles and gutter. Trees growing in window wells next to foundation.



Tree growing next to foundation at Southeast corner of home.



FYI: sprinkler system blowout located on East side of home.



Sprinkler system controls located in garage.

7. Decks & Steps

Observations:

- No major system safety or function concerns noted at time of inspection.
- Although rails are not required for steps with drop offs less than 30", consider your own personal needs and safety and those of your family and guests.
- Deck Substructure Inspection excluded, due to limited access because of low height or obstructions.
- Deck railing loose. Recommend re-anchoring.



Deck on East side of home stable.



Railings loose around entire deck.



Deck slopes.

8. Electrical, Exterior

Observations:

- No major system safety or function concerns noted at time of inspection.
- Exterior outlets are **GFCI** protected. If tripped, reset on back wall of garage.



FYI: underground service entrance and electrical meter located on East side of home.

9. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.
- Sliding Screen door missing.



No sliding screen door installed.

10. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- **Some window screens missing and some damaged.**



Large holes in window screens on West side of garage.



Large holes in window screen on West side of garage.



Large holes in window screens on South side of home.



Holes in window screen on upper level window on South side of home.



Large hole in window screen on East side of home.

Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.
- Air and light entering at corners of vehicle garage door.
- **Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.**



Garage-house door does not close automatically.



View of garage.



Cover loose on vehicle garage door motor.



Air and light entering at corners of vehicle garage door.

2. Basement / Crawlspace

Observations:

- No major system safety or function concerns noted at time of inspection.
- Insulation not visible, finished basement. Used thermal imaging camera to help detect voids in insulation. No voids detected.
- Beam material: Manufactured I-Joists.
- Insulated at walls.



Manufactured I-joists and insulation at sill plate.

3. Attic

Observations:

- No major system safety or function concerns noted at time of inspection.
- Viewed from Hatch
- Blown-in fiberglass insulation averages about 14-16 inches in depth.
- Roof ventilation appears adequate.
- Animal infestation is possible, due to traps in insulation. Consider evaluation by pest control.



View of attic.



Roof ventilation appears adequate.



Mouse traps in attic.



Blown-in fiberglass insulation averages about 14-16 inches in depth.

Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

Materials: Underground Service, 200 Amp Service, Main Disconnect in panel box, Panel box located in garage, Siemens, Aluminum service feed lines appear to be a proper size for the amperage.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Panel cover screw missing.



Breakers marked at main panel.



Inside main panel looks good.



Panel cover screw missing.

2. HVAC Unit

Information: Amana gas furnace

Observations:

- No major system safety or function concerns noted at time of inspection.
- Filter dirty.
- Front panel removed and lying on ground in front of unit at time of inspection
- Rust stains present below humidifier from condensation or precipitation. Dry at time of inspection. Monitor.
- Outdoor AC unit not tested due to outside temperature. Running the AC when it is below 60-65 degrees outside can result in failure of the compressor.
- Outdoor AC unit coils dirty. Recommend cleaning to promote proper air flow.



Dirt and damage noted to AC unit coils.



Model and serial number of AC unit.



Gas furnace located in basement utility room.



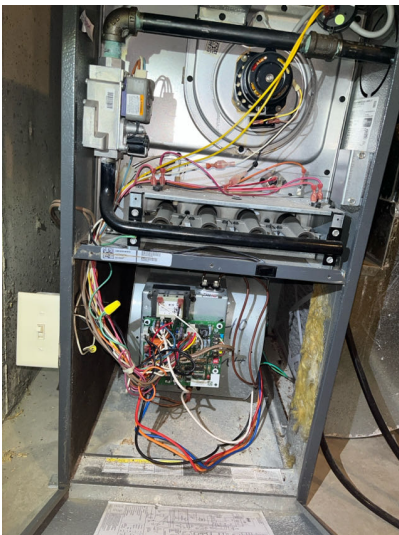
Evidence of previous leak behind humidifier.



Gas line with shut off valve located at front of unit.



Power source located on bottom left of unit.



View inside unit.

Model and serial number of furnace.
Manufactured 2014. 64,000 BTU output.



Burners firing.

3. Water Heater

Information: Copper supply lines; plastic vent, waste & drain lines , 80 +/- gallons, Rheem

Observations:

- No major system safety or function concerns noted at time of inspection.
- Water Source: Public



Electric water heater located in basement utility room.



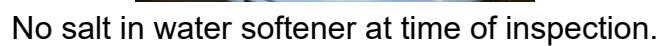
Water supply lines with shut off valve located on top of unit.



Model and serial number of water heater.
Manufactured 2003.



FYI: water softener system located next to furnace.



Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Observations:

- No major system safety or function concerns noted at time of inspection.

• Kitchen Appliances:

Refrigerator/freezer: Samsung brand. Functioning at inspection. No ice in ice maker.

Electric range: Samsung brand. Functioning at inspection.

Microwave: GE brand. Functioning at inspection. FYI: vents to inside kitchen.

Dishwasher: Whirlpool brand. Functioning at inspection.

- No anti-tip brackets installed behind range.



View of kitchen.



View of kitchen.



Both faucet settings function.



Both faucet settings function.



Below kitchen sink.



Burners functioning.



No anti-tip brackets installed behind range.



Previous repairs noted below kitchen sink. Dry at time of inspection. Monitor.

2. Master Bath

Observations:

- LOCATION: sink in master bedroom.
- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- Outlet is GFCI protected. If tripped, reset in main level half bath.
- **Sink drain line leaks. Recommend repair by professional plumber.**



Below sink.



Leak in drain line below sink.

3. Bath

Observations:

- LOCATION: upper level
- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- Outlet is GFCI protected. If tripped, reset in main level half bath.
- Tub drains slowly. Recommend clearing drain.
- **Shower - floor junction needs caulk.**
- **Shower head flange not secured to wall. Recommend sealing to prevent water from getting behind wall.**
- **Vanity door missing.**



View of bathroom.



View of bathroom.



Tub - floor junction needs caulk.



Shower head flange not secured to wall.



Vanity door is missing.



Jet tub control panel located on front of tub.



Tub jets functioning at inspection.

4. Bath #2

Observations:

- LOCATION: basement
- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- Tub faucet continues to run while shower head running.
- Tub drains slowly. Recommend clearing drain.
- Possible organic substance noted on caulk around bathtub. Recommend removing and re-caulking.
- **Toilet seat cover broken.**
- **Sink drain plug needs repair or replacement.**
- **Tub - floor junction needs caulk.**



View of bathroom.



Toilet seat cover broken.



Sink drain plug needs repair or replacement.



Tub runs while shower is running.



Slow draining tub.



Organic substance growing on tub caulk.
Recommend removing and re-caulking.



Tub - floor junction needs caulk.



Below sink.

5. Bath (Guest)

Observations:

- N/A

6. Bath (Half)

Observations:

- LOCATION: mudroom
- No major system safety or function concerns noted at time of inspection.
- Toilet anchor bolts should be trimmed and capped for safety.



View of bathroom.



Toilet anchor bolts should be capped for safety.



Below sink.

7. Plumbing & Laundry

Observations:

- No major system safety or function concerns noted at time of inspection.
- Washing machine over finished living space with no catch pan and drain installed.
- Clothes in both units. Not tested at inspection.



Washer supply lines and drain line located in wall to left of unit.



Laundry located in mudroom.

8. Interior Electric

Observations:

- No major system safety or function concerns noted at time of inspection.
- Light fixture or bulb apparently inoperable at stairway to basement. Change bulb and check.

9. Floors, Ceilings & Walls

Observations:

- No major system safety or function concerns noted at time of inspection.
- Numerous wall and floor surfaces were obscured by large amounts of furniture and/or stored items, preventing a full evaluation of some areas.

10. Doors

Observations:

- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- Upstairs bedroom and basement bedroom closet doors do not fully close.
- Some door stops missing; recommend installation to avoid unnecessary wall or door damage.
- **Half bathroom door doesn't fully close and latch properly.**



Half bathroom door does not shut and latch.



Upstairs bedroom closet door does not fully close.



Basement bedroom door stop missing. Previous wall damage noted.



Basement bedroom closet door does not fully close. Door handles missing.



Basement bathroom doorstop missing. Previous wall damage noted.

11. Windows

Observations:

- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- Basement window screens missing. Check with seller to determine if they are on the property.
- **Windows in front entryway and in upstairs bedroom will not stay open.**



Window in front entryway does not stay open.



Window in upstairs bedroom does not stay open.



Basement window screens missing.

12. Fireplaces & Stoves

Observations:

- N/A

13. Stairways

Observations:

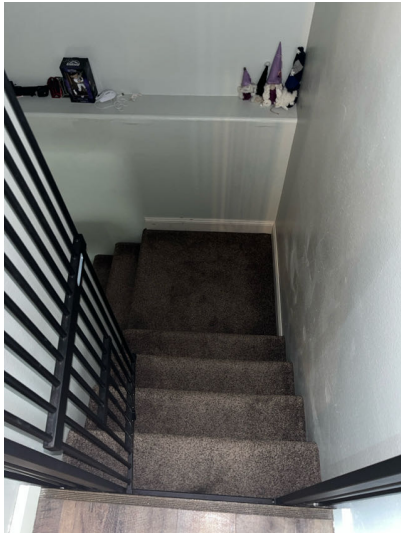
- No major system safety or function concerns noted at time of inspection, except as noted below in red.
- **Hand Rail Components missing at stairs to upper and lower levels.**
- **Guardrails missing at basement steps with a greater than 30" drop off. By today's safety standards, guardrails should be at least 36" high with spindles spacing not more than 4" apart.**



Stairway to upper level.



Stairway to upper level. Hand rail missing.



Stairway to basement.



Hand rail and guard rails missing.

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

1. General Notes

Observations:

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Glossary

| Term | Definition |
|------|---|
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |