

# Inspection Report

*This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.*



*This inspection report prepared specifically for:*

**Eric Wilt**  
69 Horse RD  
Cody , WY 16000



*Inspected by:* **Dan Westfall**



**Best In The West Inspections**  
Cheyenne, Wyoming  
307-996-6608  
BestInTheWestInspections@gmail.com  
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**PROPERTY / CLIENT INFORMATION**

Report Date: **1/2/2017**

Customer File # **1027**  
 Agent: **REMAX**  
 Seller: **Eric Wilt**  
 Address: **69 Horse RD**  
           **Cody , WY 16000**  
 Phone:  
 Fax:  
 Email:

Inspection location: **69 Horse RD**  
                           **Cody , WY 16000**  
 Phone:  
 County:

Send report to: **Client**

Area/Neighborhood: **Rural**

Sub-division:

**GENERAL INFORMATION**

Main entry faces: **West**  
 Estimated Age: **10-15**  
 Type Structure: **Single Family Home**  
 Stories: **1**  
 Type Foundation: **Basement**  
 Soil condition: **Frozen**

Bedrooms: **3**  
 Vehicle Garages: **2**  
 Approx. Sq Footage:  
 Full Baths: **2**  
 Half Baths: **1**  
 3/4 Baths:

Weather: **Overcast**                      Temp: **20**  
 Date: **1/2/2017**                              Time: **3:45:24 PM**

Unit occupied: **yes**                      Client present: **yes**  
 Attendees: **Seller & Seller's Agent**

General Overview:

**All information contained herein reflect the condition as of today's date.**

Inspector:   
**Dan Westfall**

**NACHI170111**

**REPORT LIMITATIONS**

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.



Customer: **Eric Wilt**  
Contact: **REMAX**  
Phone:  
Location: **69 Horse RD**  
**Cody , WY 16000**

*This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your real estate agent or an attorney.*

#### 1 - Roof

1. As of today's inspection the roof and all of its components are in good working condition.

#### 2 - Exterior

1. Soffit on right rear missing vent cover. Recommend a reputable contractor. (see photo 1).

#### 3 - Grounds

1. As of today's inspection the grounds and drainage and all of its components are in good working condition.

#### 4 - HVAC

1. Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. Operating below this temperature can damage air conditioning compressor.

2. As of today's inspection the HVAC systems and all of their components are in good working condition.

#### 5 - Plumbing

1. Water heater is sitting on floor. To avoid rusting water heater needs to be raised off of floor. Recommend a reputable licensed plumbing contractor. (see photo 1).

#### 6 - Electrical

1. As of today's inspection the service panel and all of its components are in good working condition.

#### 7 - Kitchen & Laundry

1. **SAFETY HAZARD.** The microwave door is loose on hinges. Recommend reputable contractor. (see photo 1).

#### 8 - Bathroom

1. As of today's inspection the bathrooms and all of their components are in good working condition.

#### 9 - Interior Rooms



Customer: **Eric Wilt**  
Contact: **REMAX**  
Phone:  
Location: **69 Horse RD**  
**Cody , WY 16000**

1. As of today's inspection the interior rooms and all of their components are in good working condition.

**10 - Garage**

1. As of today's inspection the garage and all of its components are in good working condition.

**11 - Attic**

1. As of today's inspection the attic and all of its components are in good working condition.

**12 - Foundation**

1. As of today's inspection the foundation and all of its components are in good working condition.

# Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	<b>Acceptable</b>	
2	Ventilation:	<b>Acceptable</b>	
3	Flashings:	<b>Acceptable</b>	
4	Skylights:	<b>Not Present</b>	
5	Chimneys:	<b>Not Present</b>	
6	Gutter svstem:	<b>Acceptable</b>	
7	Antenna:	<b>Not Present</b>	
8	:		

## INFORMATION

9	Main roof age: <u>Appears at Mid-Life Condition</u>	14	Ventilation: <u>Combination Ridge &amp; Soffitt</u>
10	Other roof age: <u>11-15 Appears at Mid-Life Condition</u>	15	Chimney: <u>None</u>
11	Inspection method: <u>Viewed from ground</u>	16	Chimney flue: <u>None</u>
12	Roof covering: <u>Asphalt Shingle</u>	17	Gutters: <u>Aluminum</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable</u>

## ROOF COMMENTS

19

1. As of today's inspection the roof and all of its components are in good working condition.

# Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	<b>Acceptable</b>		
2 Trim/fascias/soffits:	<b>Acceptable</b>	<b>See comments below.</b>	<b>Maintenance Item</b>
3 Veneer:	<b>Acceptable</b>		
4 Doors:	<b>Acceptable</b>		
5 Windows:	<b>Acceptable</b>		
6 Hose faucets:	<b>Acceptable</b>		
7 Electrical cable:	<b>Acceptable</b>		
8 Exterior electrical:	<b>Acceptable</b>		

## INFORMATION

9 Siding type: <u>Vinyl</u>	13 Window Type: <u>Casement &amp; Sliding</u>
10 Veneer type: <u>Brick</u>	
11 Trim/fascias type: <u>Vinyl</u>	14 Window material: <u>Vinyl</u>
12 Door type: <u>Insulated Metal</u>	15 Electric service cable: <u>Buried</u>

## EXTERIOR COMMENTS

- 16 1. Soffit on right rear missing vent cover. Recommend a reputable contractor. (see photo 1).





# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	<b>Not Inspected</b>	See comments below	
2 Heating operation:	<b>Acceptable</b>		
3 System back-up:	<b>Not Present</b>		
4 Exhaust system:	<b>Acceptable</b>		
5 Distribution:	<b>Acceptable</b>		
6 Thermostat:	<b>Acceptable</b>		
7 Gas Piping:	<b>Acceptable</b>		
8 Heat Exchanger:	<b>Not Inspected</b>		
9 Humidifier:	<b>Not Present</b>		
10 Filter:	<b>Acceptable</b>		

### INFORMATION

11 # Heating Units: <b>1</b>	18 # Cooling Units: <b>1</b>
12 Heating Types: <b>Forced Air</b>	19 A/C Types: <b>Electric Central Air</b>
13 Heating Ages: <b>Approximately 11</b> years	20 A/C age: <b>10-20</b>
14 Heating Fuels: <b>Propane</b>	21 Filter: <b>Cleanable Media</b>
15 Distribution: <b>Forced Air</b>	22 Heat Source Mfr. <b>Rheem</b>
16 Duct Insulation Type: <b>Fiberglass</b>	23 A/C Source Mfr. <b>Rheem</b>
17 Gas Shutoff Location: <b>South</b>	

### HEATING & COOLING COMMENTS

- 24
1. Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. Operating below this temperature can damage air conditioning compressor.
  2. As of today's inspection the HVAC systems and all of their components are in good working condition.



# Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	<b>Acceptable</b>		
2 Waste/vent pipes:	<b>Acceptable</b>		
3 Funct'l water flow:	<b>Acceptable</b>		
4 Funct'l waste drain:	<b>Acceptable</b>		
5 Well system:	<b>Acceptable</b>		
6 Septic system:	<b>Acceptable</b>		
7 Water heater:	<b>Acceptable</b>	See comments below	<b>Maintenance Item</b>
8 TPR Valve:	<b>Acceptable</b>		

## INFORMATION

9 Water supply represented as:	<b>Private well</b>	14	Waste system represented as:	<b>Private Septic System</b>
10 Supply pipes:	<b>Combination of Copper &amp; Plastic</b>	15	Septic location:	<b>East</b>
11 Pipe insulation type:	<b>None</b>	16	Waste/Vent pipes:	<b>Plastic</b>
12 Water Shutoff Location:	<b>Basement</b>	17	Water Heater Mfr.:	<b>Maytag</b>
13 Well location:	<b>East</b>	18	Water Heater Gallons:	<b>46</b> Age: <b>10-15</b> years
		19	Water Heater Fuel:	<b>Propane</b>

## PLUMBING COMMENTS

- 20  
1. Water heater is sitting on floor. To avoid rusting water heater needs to be raised off of floor. Recommend a reputable licensed plumbing contractor. (see photo 1).



# Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	<b>Acceptable</b>	
2	Ground:	<b>Acceptable</b>	
3	GFCI:	<b>Acceptable</b>	
4	Amperage:	<b>Acceptable</b>	
5	Wiring:	<b>Acceptable</b>	
6	:		
7	:		
8	:		

## INFORMATION

9	Amps: <b>200 Siemens</b>	14	Branch circuit wiring: <b>Copper</b>
10	Volts: <b>120/240</b>	15	Grounding: <b>Water Pipes &amp; Ground</b>
11	Main box location: <b>Basement</b>	16	Ground fault protection at: <b>Basement</b>
12	Main Disconnect: <b>Basement</b>		
13	Main service conductor: <b>Aluminum</b>	17	Main box type: <b>Breakers</b>
		18	Wiring type: <b>Romex</b>

## ELECTRICAL SYSTEM COMMENTS

- 19
1. As of today's inspection the service panel and all of its components are in good working condition.

# Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
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**KITCHEN**

1	Walls/ceiling/floor:	Acceptable		
2	Doors & windows:	Acceptable		
3	Heating & cooling:	Acceptable		
4	Cabinets/shelves:	Acceptable		
5	Sink plumbing:	Acceptable		

**APPLIANCES**

6	Disposal:	Acceptable		
7	Dishwasher:	Acceptable		
8	Refrigerator:	Acceptable		
9	Exhaust fan:	Acceptable		
10	Microwave:	Defective	See comments below	Safety Hazard
11	Ice-Maker:	Acceptable		
12	:			
13	Range/oven:	Acceptable		
14	Gas or electric?	Electric		

**LAUNDRY**

15	Walls/ceiling/floor:	Acceptable		
16	Doors & windows:	Not Present		
17	Washer plumbing:	Acceptable		
18	Sink plumbing:	Not Present		
19	Cabinets/shelves:	Acceptable		
20	Heating & cooling:	Not Present		
21	Drvr vent:	Acceptable		
22	:			
23	:			
24	Drvr service:	Acceptable		
25	Gas or electric?	Electric		

**KITCHEN AND LAUNDRY COMMENTS**

26  
 1. **SAFETY HAZARD.** The microwave door is loose on hinges. Recommend reputable contractor. (see photo 1).



# Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	<b>Acceptable</b>		
2 Doors & windows:	<b>Acceptable</b>		
3 Heating & cooling:	<b>Acceptable</b>		
4 Cabinets & counter:	<b>Acceptable</b>		
5 Vents:	<b>Acceptable</b>		
6 Sinks:	<b>Acceptable</b>		
7 Toilets:	<b>Acceptable</b>		
8 Tubs:	<b>Acceptable</b>		
9 Showers:	<b>Acceptable</b>		
10 Jacuzzi:	<b>Not Present</b>		

## BATHROOMS INSPECTED

11 # of Half baths: 1                      12 # of Full baths: 2                      13 # of 3/4 baths:

## BATHROOM COMMENTS

14

1. As of today's inspection the bathrooms and all of their components are in good working condition.

# Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	<b>Acceptable</b>		
2 Doors & windows:	<b>Acceptable</b>		
3 Heating & cooling:	<b>Acceptable</b>		
4 Cabinets & counter:	<b>Acceptable</b>		
5 Window Type::	<b>Acceptable</b>		
6 Fireplace/woodstove:	<b>Not Present</b>		
7 Smoke detectors:	<b>Acceptable</b>		
8 CO detectors:	<b>Acceptable</b>		
9 Stairs/balcony/rails:	<b>Acceptable</b>		
10 Trim:	<b>Acceptable</b>		

## INFORMATION

11 Rooms inspected:			
Bedrooms #: <b>3</b>	<b>12</b>	Walls & Ceilings Type: <b>Sheet Rock</b>	
<b>Entranceway</b>	<b>13</b>	Floors: <b>Carpet, vinyl, tile &amp; hardwood</b>	
<b>Dining Room</b>	<b>14</b>	:	
<b>Living Room</b>	<b>15</b>	:	
	<b>16</b>	:	

## INTERIOR ROOM COMMENTS

17  
**1. As of today's inspection the interior rooms and all of their components are in good working condition.**

# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof: <b>Acceptable</b>		
2	Walls: <b>Acceptable</b>		
3	Eaves: <b>Acceptable</b>		
4	Electrical: <b>Acceptable</b>		
5	Gutters: <b>Acceptable</b>		

## INTERIOR

6	Walls/ceiling/floor: <b>Acceptable</b>		
7	Firewall/firedoor: <b>Acceptable</b>		
8	Doors & windows: <b>Acceptable</b>		
9	Garage doors: <b>Acceptable</b>		
10	Door openers: <b>Acceptable</b>		
11	Electrical: <b>Acceptable</b>		
12	Heating & cooling: <b>Not Present</b>		

## INFORMATION

EXTERIOR		INTERIOR	
13	Location: <b>Attached garage - same as house</b>	17	Walls & ceilings: <b>Unfinished</b>
14	Roof covering: <b>Shingle</b>	18	Floors: <b>Concrete</b>
15	Roof age: <b>10-15</b>	19	Garage door: <b>Double Overhead</b>
16	Gutters: <b>Aluminum</b>		

## GARAGE & CARPORT COMMENTS

- 20
- As of today's inspection the garage and all of its components are in good working condition.

# Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access: <b>Acceptable</b>		
2	Framing: <b>Acceptable</b>		
3	Sheathing: <b>Acceptable</b>		
4	Insulation: <b>Acceptable</b>		
5	Ventilation: <b>Acceptable</b>		
6	Exposed wiring: <b>Acceptable</b>		
7	Plumbing vents: <b>Acceptable</b>		
8	Chimney & flues: <b>Not Present</b>		
9	Vapor Retarder: <b>Acceptable</b>		
10	Built-in Shelving: <b>Not Present</b>		

## INFORMATION

11	# of Attic areas: <b>2</b>	14	Framing: <b>Truss system</b>
12	Access locations: <b>Garage and hallway</b>	15	Sheathing: <b>Plywood</b>
13	Access by: <b>Disappearing Stairway</b>	16	Insulation: <b>Fiberglass</b>

## ATTIC COMMENTS

- 17
- As of today's inspection the attic and all of its components are in good working condition.

# Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	<b>Basement</b>		
1 Access:	<b>Acceptable</b>		
2 Foundation walls:	<b>Acceptable</b>		
3 Floor framing:	<b>Acceptable</b>		
4 Insulation:	<b>Acceptable</b>		
5 Ventilation:	<b>Acceptable</b>		
6 Sump pump:	<b>Acceptable</b>		
7 Dryness/drainage:	<b>Acceptable</b>		
8 Floor/Slab:	<b>Acceptable</b>		
9 Vapor Retarder:	<b>Not Present</b>		
10 Enter Value:			

## INFORMATION

11 Foundation walls:	<b>Poured Concrete</b>	14	Beams: <b>Laminated</b>
12 Floors:	<b>Concrete Floor</b>	15	Piers: <b>Steel Columns</b>
13 Joist/Truss Detail:	<b>Engineered Wood--Laminated Beams</b>	16	Sub Floor: <b>Plywood</b>
		17	Insulation: <b>Perimeter Walls</b>

## FOUNDATION COMMENTS

- 18
- As of today's inspection the foundation and all of its components are in good working condition.