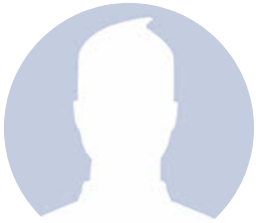
TITAN INSPECTION SERVICES
206-451-1120
info@titaninspectionservices.com
http://www.titaninspectionservices.com/

RESIDENTIAL REPORT

5303 46th Ave SW
Seattle, WA 98136

Bryan Bentrott
MAY 29, 2023

Inspector
Jens Stolsig
WA Inspector #22004108
206-451-1120
info@titaninspectionservices.com



Agent
Larissa Wilson
(206) 409-5962
larissawilson@bhhsnwre.com

TABLE OF CONTENTS

SUMMARY

109 OBSERVATIONS

51 RECOMMENDATIONS

1 SAFETY HAZARD

4.7.1 Walks / Porch / Patio / Deck - Deck Ledger against house: Deck Ledger - Improper flashing and waterproofing

4.8.1 Walks / Porch / Patio / Deck - Deck Under Framing: Deck under framing is rotting

5.1.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Eaves/Soffits : Eaves/Soffit - Ok

5.1.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Eaves/Soffits : Could use more soffit ventilation

5.2.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Exterior Doors/Hardware: Doors - Ok

5.2.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Exterior Doors/Hardware: Door - Exposed wood doors require additional maintenance

5.2.3 Exterior - Doors / Windows / Siding / Trim / Soffits - Exterior Doors/Hardware: Weatherstripping missing or not thick enough

5.2.4 Exterior - Doors / Windows / Siding / Trim / Soffits - Exterior Doors/Hardware: Exterior door threshold needs support

5.4.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Slider Door: Slider - Ok

5.5.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Windows: Window appears to have a broken seal

5.5.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Windows: Window - Broken

5.5.3 Exterior - Doors / Windows / Siding / Trim / Soffits - Windows: Aluminum Windows/Slider

5.5.4 Exterior - Doors / Windows / Siding / Trim / Soffits - Windows: Single Pane Windows

5.6.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding : Siding - Ok

5.6.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding : Siding - Ground Clearance

5.6.3 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding : Siding - There are a few holes to fill/seal

5.7.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding Damage: No Siding damage to note

5.8.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding Paint: Some paint is cracking, flaking or bubbling

5.9.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Flashing for Siding: Flashing - Missing

5.10.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Fascia and Trim: Exterior Trim - Needs Touchup

5.10.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Fascia and Trim: Fascia tails are exposed

5.10.3 Exterior - Doors / Windows / Siding / Trim / Soffits - Fascia and Trim: Fascia/trim are rotting

5.10.4 Exterior - Doors / Windows / Siding / Trim / Soffits - Fascia and Trim: Recommend flashing for this trim

6.1.1 Yard / Grading / Drains - Vegetation, Yard Stuff: Wood sitting in the yard exposed to the elements

6.2.1 Yard / Grading / Drains - Tree and Bush concerns: No problems

6.7.1 Yard / Grading / Drains - Grade and Retaining Walls: Retaining Wall Is leaning

7.1.1 Roof / Gutters / Chimney - Roof Accessibility: Walked the roof

7.3.1 Roof / Gutters / Chimney - Roofing Material: The roof on the house appears to be in functional condition at this time

7.3.2 Roof / Gutters / Chimney - Roofing Material: Shingles overly worn

7.5.1 Roof / Gutters / Chimney - Underlayment material: #15 Felt paper for standard asphalt roofing

7.6.1 Roof / Gutters / Chimney - Roof vents/Flapper vents: Roof Vents are Ok

7.7.1 Roof / Gutters / Chimney - Flashings: No kick out flashing

7.7.2 Roof / Gutters / Chimney - Flashings: Flashing - missing

7.8.1 Roof / Gutters / Chimney - Plumbing and Combustion Vents: Plumbing Vent - Ok

7.8.2 Roof / Gutters / Chimney - Plumbing and Combustion Vents: Combustion vent is rusting

7.10.1 Roof / Gutters / Chimney - Gutters : Gutters - OK

7.10.2 Roof / Gutters / Chimney - Gutters : Gutter Loose or Not Properly Attached

7.10.3 Roof / Gutters / Chimney - Gutters : Gutters can be tricky to understand depending on conditions

7.12.1 Roof / Gutters / Chimney - Downspouts: Downspout not properly aligned with underground drainage system

7.12.2 Roof / Gutters / Chimney - Downspouts: Downspouts drain away from the house

7.13.1 Roof / Gutters / Chimney - Chimney - Brick: Chimney - Ok

7.16.1 Roof / Gutters / Chimney - Chimney Cap: Chimney - No cap/Spark arrestor

7.17.1 Roof / Gutters / Chimney - Chimney flue: Chimney Unlined

7.18.1 Roof / Gutters / Chimney - Chimney flashing: Counter Flashing - installed using sealant only

8.1.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Doors: Missing doors

8.1.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Doors: Incorrect type of door to seal off combustion from bedroom

8.3.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Windows: Some windows do not meet current egress requirements

8.3.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Windows: Windows are painted shut

8.4.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - General Condition: Keep an eye on flooring transitions

8.4.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - General Condition: There is a hump, dip or slope in the floor

8.5.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Carpet: Carpet - Ok

8.6.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Hardwoods/Laminate: There are a few blemishes in the floor

8.6.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Hardwoods/Laminate: Gaps in the floor

8.7.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Vinyl: Vinyl Floors - Ok

8.9.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Walls and Ceilings: Walls and Ceilings Have areas that need attention

8.10.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Trim/Hardware: touch up the paint on the door

8.13.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Cabinets: Cabinets - Ok

8.13.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Cabinets: Cabinets need adjustment

8.14.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Countertops - Ok

8.14.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Recommend attaching the sink to the floor

9.1.1 Appliances - Garbage Disposal: Disposal - OK

9.2.1 Appliances - Dishwasher: No Dishwasher

9.3.1 Appliances - Oven/Cooktop: Oven - OK

9.3.2 Appliances - Oven/Cooktop: Cooktop - Ok

9.3.3 Appliances - Oven/Cooktop: Range - No anti-tip device

9.4.1 Appliances - Microwave: Microwave - OK

9.5.1 Appliances - Range Hood: No Exhaust System For Range

9.6.1 Appliances - Refrigerator: Refrigerator - OK

9.7.1 Appliances - Washer/Dryer: Washer/Dryer

9.7.2 Appliances - Washer/Dryer: Washer is draining into a utility sink

9.7.3 Appliances - Washer/Dryer: Appliance is plugged into an extension cord

10.1.1 Plumbing - Main Water Shut-off Device: Main water shut off

10.2.1 Plumbing - Kitchen Sink/Faucet: The kitchen faucet is ok

10.3.1 Plumbing - Hammer Valves: Hammer valves for dishwasher, washing machine and ice makers

10.4.1 Plumbing - Drain Lines: Drains and Vents - Ok

10.5.1 Plumbing - Sewer Line: Sewer clean out

10.6.1 Plumbing - Water Piping: Water lines are ok

10.6.2 Plumbing - Water Piping: Water Pipe Leaking

10.6.3 Plumbing - Water Piping: Signs of a past leak

10.6.4 Plumbing - Water Piping: Galvanized piping - will need replacing over time

10.6.5 Plumbing - Water Piping: Need a Dielectric union

10.7.1 Plumbing - Water temperature : Water temperature picture

10.7.2 Plumbing - Water temperature : Adjusting conventional tank temperature

10.8.1 Plumbing - Sinks: Sinks - Ok

10.9.1 Plumbing - Faucets: Faucets - Ok

10.10.1 Plumbing - Toilets: Toilets - Ok

10.11.1 Plumbing - Tub Itself: Tub was functional at this time

10.12.1 Plumbing - Tub Controls: Tub control valve - Ok
10.13.1 Plumbing - Tub Shower Head: Shower head - Ok
10.14.1 Plumbing - Tub Surround/Door: Tub caulk - Ok
10.14.2 Plumbing - Tub Surround/Door: Window in the shower
10.16.1 Plumbing - Water Heater Itself: Water Heater - Ok
10.16.2 Plumbing - Water Heater Itself: The Water Heater appears to be over 10 years old
10.18.1 Plumbing - Water heater - Straps and Stand: Needs proper water heater straps
10.19.1 Plumbing - Water Heater - Pressure and Temp Relief: Pressure and Temperature Relief - Ok
10.20.1 Plumbing - Water Heater - Plumbing/Piping: Water Heater Shut Off appears to be OK at this time
11.1.1 Heating/Fireplace - Heating System: Furnace - OK
11.1.2 Heating/Fireplace - Heating System: Recommend Servicing/Cleaning
11.2.1 Heating/Fireplace - Filters: Electronic Air Filter - Working at this time
11.3.1 Heating/Fireplace - Thermostat: Thermostat - OK
11.4.1 Heating/Fireplace - Ductwork/Radiators: The registers appear to be producing heat
11.5.1 Heating/Fireplace - Fuel Line: Fuel Lines ok
11.6.1 Heating/Fireplace - Vents and Flues : Furnace and Water Heater flue vents to chimney
12.1.1 Electrical - Panel / Sub-panels: Panel - Ok
12.2.1 Electrical - Circuits/Breakers/Fuses: Branch circuit wiring - Ok
12.2.2 Electrical - Circuits/Breakers/Fuses: More than one neutral or ground wire is secured under one lug
12.2.3 Electrical - Circuits/Breakers/Fuses: The house has some active knob and tube wiring
12.6.1 Electrical - Lighting Fixtures: Lighting - Ok
12.7.1 Electrical - Bathroom/Utility Room Fans: No bathroom/utility room fan
12.8.1 Electrical - Switches: Switches - Ok
12.9.1 Electrical - Plugs: Plugs - Ok
12.10.1 Electrical - Junction Boxes/Wiring: Junction boxes - Ok
12.11.1 Electrical - GFCI & AFCI: GFCI's - Ok
12.12.1 Electrical - Ceiling Fans: Ceiling fans are ok
12.13.1 Electrical - Smoke Detectors: Smoke Detectors - Ok
12.14.1 Electrical - Carbon Monoxide Detectors: CO Detectors - Ok
13.1.1 Garage - Floor: Concrete floor is in adequate shape
13.1.2 Garage - Floor: puddle
13.3.1 Garage - Garage Door: Panel Damage
13.3.2 Garage - Garage Door: Garage door - Needs adjustment/repair
13.7.1 Garage - Roof framing (Detached Garage): Recommend positive connecting hardware throughout
13.7.2 Garage - Roof framing (Detached Garage): rot was noted in the roof framing
13.7.3 Garage - Roof framing (Detached Garage): The sides of the roof rafters are not held down with hurricane clips
13.7.4 Garage - Roof framing (Detached Garage): Recommend a structural pest inspector
13.7.5 Garage - Roof framing (Detached Garage): Long span
14.1.1 Attic, Insulation & Ventilation - Attic Access/Door: Picture of access door

14.3.1 Attic, Insulation & Ventilation - Roof framing and supports: No hurricane hold downs for roof support to the framed walls

14.3.2 Attic, Insulation & Ventilation - Roof framing and supports: Evidence of past or current roof leak

14.4.1 Attic, Insulation & Ventilation - Attic Insulation: Attic insulation thickness is not up to current energy code

14.4.2 Attic, Insulation & Ventilation - Attic Insulation: Appears to have vermiculite insulation

14.5.1 Attic, Insulation & Ventilation - Attic Space Air Ventilation - Soffit/Gable and Ridge Vents: Need more attic ventilation

14.9.1 Attic, Insulation & Ventilation - Wiring in the attic: The wiring in the attic appears to be ok at this time from what I can see

14.10.1 Attic, Insulation & Ventilation - Bees or Rodents in the attic: Found evidence of current or past bees nests in the attic

1: INSPECTION DETAILS

Information

In Attendance/Access
Client's Agent

Occupancy
Vacant

Type of home
Rambler with a basement

Inspection And Report Expectations

Our goal is to provide you with a helpful report that is not only visual, but informative and has the ability to filter the info when you need it. We have listed a few key expectations that we hope will help guide you through the overall home inspection and report.

*We created the report to be somewhat of a visual guide so you can see what we see, and the comments are meant to be short intentionally with the hopes of getting directly to the point of what we found. If you have a question or need further clarification, please give us a call, text or email. Text works best and we can get back to you when we have a free minute. Please note your name and the home address and a short outline of your question so we can pull up your report as reference and possibly even just answer your question with a follow up text.

Expectations for Inspection and Report:

*There may come a time that you discover something that doesn't work right or seem right with the house once you move in. As you know, every house is different and every piece of land is different as well. If you ever have a question, I hope you will give us a call so we can work on a solution together. I AM HAPPY TO HELP!

*There May Be Intermittent Or Concealed Problems: Some problems or quirks can only be discovered by living in a house. They often cannot be discovered during the short period of the home inspection. (For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist like wind or debris build up. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.)

*No Clues: These problems may have existed at the time of the inspection but there were no apparent clues as to their existence. Our inspections can only realistically be based on the past performance of the house. If there are no clues of a past problem, it is unrealistic to assume that we should or could foresee a future problem at the time. Give us a call if you ever need further clarification or help with a question.

*Contractors Advice: Contractors opinions can often differ from ours depending on the situation. Don't be surprised if you call out three roofers and all of them say the roof needs replacement when I said that, with some minor repairs, the roof will last a few more years. Your real estate agents are often a great source for vetted trades. They have your best interest in mind and will give you the straight answers to make your decisions. You can always call us as well.

*Timing: Things can break the next day. My best advise is to take all issues in context. (How old are things/How have things been taken care of/Has something changed/Etc.)

*Last Man In Theory: While our advice represents the options that you have, many contractors are reluctant to undertake noted repairs vs just overall replacement. This often times is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with the possibility that is could leak again when he could re-roof the entire house for more money and reduce the likelihood of a call back. This is understandable, but your priorities should be the most important and those who do work on your home should ask the right questions to get you what you really need. I recommend leaning on your real estate agents for insight as to the best approach to answer your concerns.

*A contractor or service provider may ask, "Why Didn't They See It"? There are several reasons for an apparent oversight:

- Conditions During Inspection - It is often difficult for any of us to remember the circumstances in the house at the time of the inspection. It may have been sunny or snowing, there may have been storage items everywhere in the basement or the AC could not be turned on because the furnace was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- The Wisdom Of Hindsight - When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.
- A Long Look - If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems. Unfortunately, the inspection would take several days and would cost considerably more.
- We're Generalists - We can only take a generalist approach to home inspecting; we are not the specialists, even though we may have the experience and a broad knowledge base of homes. The heating contractor will indeed have more heating expertise than we do because that is all they do.
- An Invasive Look - Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We unfortunately don't have the freedom to perform any invasive or destructive tests.

***I hope this helps to give you a better understanding as to what to expect from your home inspection and when reading your report. PLEASE REMEMBER: We are ALWAYS happy to take your call and help you if needed. That is what we are here for. If you want to know what something costs or how to fix something, GIVE US A CALL! And also remember, your agents are a great resource for questions about your home, and are a great resource for any and all things surrounding your home.

I hope you find this report visually helpful and are able to clearly understand what you are looking at with your home.

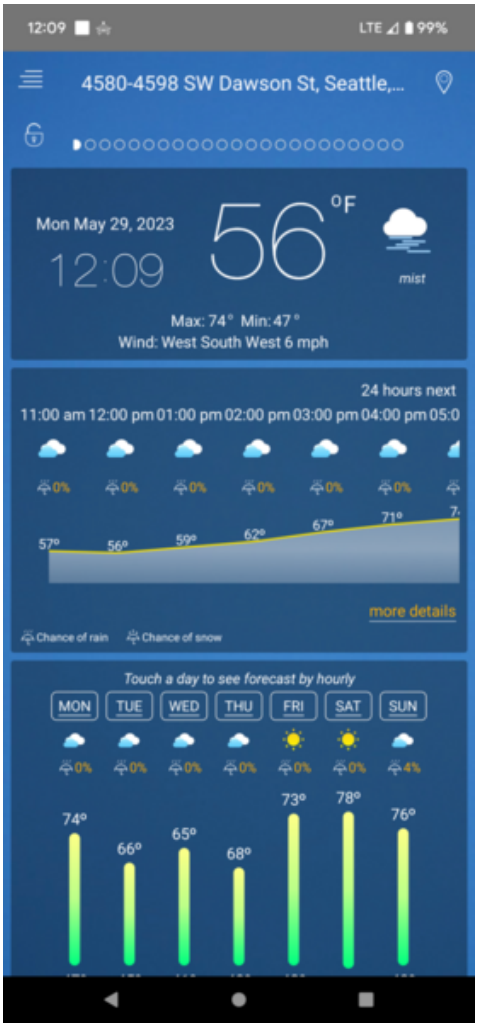
Cheers!

Observations

1.1.1 Weather

WEATHER AT TIME OF INSPECTION

Observations



1.2.1 Environment

SOME TREES AROUND THE PROPERTY

Observations

Some trees are located around the property. There is a possibility that tree debris will fall on the roof and clog the gutters. Recommend regular monitoring.

1.4.1 Utilities

METER INFO

Observations

Here is your utility meter info.

Recommendation

Recommend monitoring.


1.4.2 Utilities

ALL UTILITIES ON

Observations

All utilities were on at the time of the inspection.

1.5.1 Natural Hazards

NO SIGNIFICANT HAZARDS TO NOTE

Observations

2: SEWER/SEPTIC

		IN	NI	NP	O
2.1	Sewer/Septic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

2.1.1 Sewer/Septic

SEWER SCOPE PERFORMED

Recommendations

Video: https://youtu.be/ESQW4Q4HcFE

Access Location: Roof vent

Materials: Cast Iron, Concrete

Condition: There is a minor break where the line connects to the house which does not appear to be affecting the flow. There is a significant break around 31 feet where water appears to be leaving the line. Rocks and dirt have created a blockage around 37 feet which the camera was unable to pass.

Recommendation: A sewer repair specialist should evaluate and repair. Rescope after repairs to verify condition of the line to the main.

*There are a few important considerations for any sewer line in regards to a sewer scope:

1. All sewer lines are in differing conditions and in the event that the sewer line is not in perfect or new condition does not mean that it is not in "functional condition". If ever you have a question about this, it is always important to run it by your Real Estate Agent, Home Inspector and or get another neutral opinion for further clarity.

2. Older sewer lines can have what we call bellies in the line, which can make it difficult to fully see the whole sewer line clearly. In most instances belly's in the line will not "impede" the flow of waste down the line to the sewer main, but can become a potential issue depending on the way the sewer line is used. Let me explain it this way: If the sewer line is only used for showers, laundry, toilets (with reasonable amounts of toilet paper used) and sink drains with strainers, then the belly should not really ever pose a blockage concern because the waste should flow all the way to the sewer main eventually. But if the sewer line is used for a disposal that large amounts of waste is ground up and or things like eggshells or lots of grease and fat are flushed down the drain, this can potentially harden and build up over time in the belly of the line and need to be cleared periodically. Also, large amounts of toilet paper being used or low water flush toilets can have an effect as well.

3. Old sewer lines with offsets that are not perfectly aligned can still work, but are not perfect and may just need ongoing management and running a scope down there to see how things are working vs repairs, a full replacement and/or sleeving the line. When in doubt, I recommend getting a neutral point of view on the line and its condition vs getting talked into a new sewer line by a service provider. Either solution should be your choice vs getting talked into work that may or may not need to be done. We often find that things like older Cast Iron lines can be "chained out" vs just replacing them completely. Removing this build up is often the trick and things can flow more freely to where they need to go.

4. Roots that have the potential to or are blocking the line need to be cleared and the line needs to be re-scoped to make sure everything is working adequately. It's critical that anyone works on the line re-scopes for verification.

5. Old lines often times are subjective as to their overall functionality of the sewer. Just because a line is old does not mean that it needs to be replaced. The way I like to work it out in my mind is that if the waste flows to the sewer main and does not backup, then in most cases its a functioning sewer line. If there are times and reasons that it backs up, and those factors are managed, then it's still a functional sewer line, but just not perfect.

6. Sewer clean outs are often needed in old sewer line applications because it was not a consideration or requirement at that time. The best thing to do when a sewer line is not fully accessible is to have a clean out installed and to get eyes on the whole sewer line. In some situations, it may be difficult to ask a seller to have one installed because you had a sewer scope performed and it was recommended. In some instances, you may need to have a conversation with your agent and make a decision as to what you can or can't do. It also can be difficult to require a homeowner to pay for a clean out or to let you install a clean out at their home. I would weigh your options and make the best decision you can in these situations. Often times you are trying to make a decision on someone else's house and your agent may or may not be able to resolve this for you depending on the transaction.

7. At the point of a transaction when you find out information on a sewer line during the sewer scope, it often times is a monetary question for you to answer. Meaning: is this something that is good, can be lived with, needs to be cleaned and re-scoped, needs a clean out installed and get verification of the whole sewer line, needs repair or needs replacement. Each of these scenarios will have a cost and it may or may not work in closing on a house transaction. I always recommend discussing any of the results with your real estate agent and or a neutral party that can give you candid options. The key is options. You need to run different scenarios and see what works for you or what you can live with based on the transaction.

8. Lastly, its not always black and white as to what you should or shouldn't do when you have any manner of issues with your sewer line and real estate agents and/or neutral parties can't make the decision for you. In our experience, we find that Sewer Service Providers more often than not lean towards repair or replacement because that's how they make money. The key is using your own judgement and making a good decision based on your specific transaction, etc.

Here are a some average prices to note:

Jetting or augering out the line $800-$1200

Installing a clean out $1000-1500

Making a repair $1000-1500 each

Sleeving the line if it's doable is usually cheaper than replacing the sewer line. It's around $200 per foot

Repair or replacement costs are often determined by how difficult it is to get down to the sewer line, the depth, the retaining walls, sidewalks, topography and roads, etc. So if any of these elements are difficult, this will increase the overall cost.

If the sewer line that goes out to a septic tank is scoped, it is often only 10-20' long outside of the house to the actual septic tanks, but can have a section of the sewer line under concrete in the house that could be more expensive if that section needed to be repaired or replaced as well.

Sewer line work is often around $300+ per foot on average and can go up or even down from there depending on the above factors or if you can sleeve all or a portion of the sewer line. Its not always a requirement to replace the sewer line and can possibly be done at a later date with proper measures taken.

*The key is getting the broadest range of information and options and making the best decision you can with the information provided. And this is why we recommend that everyone gets a sewer scope to VERIFY what they have in regards to their sewer lines. It's kind of common place for people to scope older home's sewer lines, but the bottom line is that the sewer line is a key component to a home and its ALWAYS a good idea to get eyes on it.

***You are ALWAYS welcome to give us a call with any questions or concerns and or what things usually cost. :)

3: EXTERIOR

		IN	NI	NP	O
3.1	Driveway	X			
3.2	Foundation - Poured Concrete			X	
3.3	Foundation - Slab on Grade	X			
3.4	Foundation - CMU Block			X	
3.5	Foundation - Mobile Home			X	
3.6	Foundation - Post and Pier			X	
3.7	Dryer Vents	X			
3.8	Exterior Spigots/Plumbing	X			
3.9	Water Pressure	X			
3.10	Gas fuel Lines	X			
3.11	Electrical Service Wires	X			
3.12	Exterior Electrical Wiring	X			
3.13	Electrical Plugs	X			
3.14	Electrical Conduit	X			
3.15	Exterior Lighting	X			
3.16	AC/Heat Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Electrical Service Wires: **Electrical Service Conductors**

Overhead

General Information

Pavement and Hard Surfaces:

All walks, driveways or any paved surface should slope away from any building for proper drainage. Slabs that are improperly pitched may be repaired by mud jacking or replaced. Asphalt will deteriorate faster if regular maintenance is neglected. We recommend filling any large cracks and sealing the surface at least ever 5 years. This will minimize water and freeze damage and provide for the maximum lifespan.

Drainage:

Proper drainage is critical to the structural integrity of any building. Water can undermine footings, leak into crawlspaces or basements and create positive conditions for wood destroying organisms. Maintaining proper slope, grading and landscaping can all help keep water away from a building. Additional backfill and/or digging out soil is recommended where there is a negative grade. A minimum slope of 1" per foot for 4' will help, and more is better. Always remember to keep soil 6" from wood contact and out of the foundation vents.

Landscaping Surfaces:

All landscaping surfaces accept water at different rates. On occasion a particular planting bed or mulching material can trap water next to a structure. With the proper grade, grass is usually a good ground cover near homes. Be careful with other landscaping items like plastic edging, wood, railroad ties, and alike to make sure border items don't dam up water next to the house. It is a good idea to walk around your home during a hard rain to see how your home's systems are dealing with excess water.

Gutters and Downspouts:

All gutters, downspouts and/or splash blocks must be cleaned and functional to keep roof runoff from damaging the home. Poorly maintained gutter/drainage systems are the most common source for wet basements, crawlspaces, and other water damage. Window wells are rarely a problem with rainwater but can collect runoff from improper grading. There are covers available to help keep out leaves, debris and even deflect water if needed.

Retaining walls:

Some retaining walls can be damaged by water accumulation behind the wall exerting pressure. This condition can be improved by removing the backfill and replacing it with course gravel and perforated drain pipe. The system is completed by adding drainage holes to keep water from accumulating.

Railings:

All raised walking surfaces, decks or porches that are more than 18" off the ground should have a railing. All stairs with more than 3 steps need to have a handrail. Openings for all railings must be small enough to prevent children from getting through.

Exterior Wood Surfaces:

All exterior wood surfaces should be treated regularly with paint or stained. Some wood such as redwood and cedar are naturally resistant to decay and are not always painted or stained. All other wood surfaces with the exception of pressure treated lumber should be maintained regularly.

Fasteners for all decks and patios:

All metal fasteners should be galvanized or aluminum to resist rust, especially near salt water. Post and beam joists should always have positive connections. There are 2 types of metal hardware connectors that are used and at times you may see 2x4's being used as well. When properly installed, these connectors significantly strengthen the structure. Also, long lag bolts and joist hangers with proper TICO nails should be installed to hold the structure up against the home. When not properly applied, the deck or patio can detach from the home.

Driveway: Driveway

Concrete

Driveways can perform a lot of functions. Driving cars and trucks over them, washing vehicles on them, kids play area etc. There are a few key factors that go into a well-functioning driveway. They all need to have proper slope for water run-off (away from the house preferable). When its concrete, expansion joints are important for controlled cracking, otherwise they just crack wherever it can. Controlling the water that is directed on them and drained off of them is important as well. Proper care and upkeep can preserve the life of a driveway for many years.

Observations

3.1.1 Driveway

DRIVEWAY OK

Observations

The driveway is in good shape at this time. Recommend regular care and maintenance to keep any standing water off and away from the driveway.

3.1.2 Driveway

DRIVEWAY CRACKING - MINOR

Observations

I noticed minor cosmetic cracks which indicate slight movement in the soil. I recommend monitoring for further settlement. The key is to not have any areas of standing water or extreme run off towards this area.

3.3.1 Foundation - Slab on Grade

FOUNDATION CRACKS - MINOR

Observations

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement. Making sure any water that comes from the gutters or possible hydro static water pressure (water pushing up from the ground) is directed away from the foundation is really important.

Here is an informational article on foundation cracks.

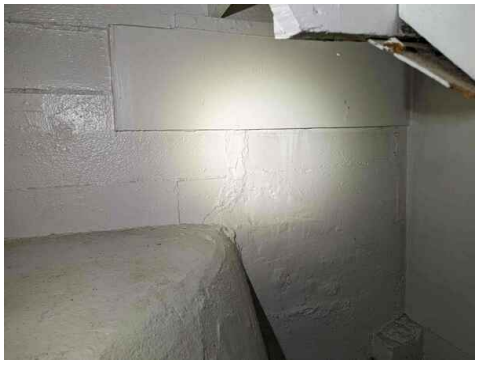
***Recommend sealing any foundation cracks with epoxy on houses with finished basements. Sometimes basements get finished on the inside and the concrete walls are not properly sealed. It's always a good idea to seal any cracks to impede any water from getting in when it rains.**

*Here is a link for the type of epoxy to get:

Click here for the link

Recommendation

Contact a handyman or DIY project



3.7.1 Dryer Vents

DRYER VENT IS OK

Observations

3.8.1 Exterior Spigots/Plumbing

SPIGOTS ARE OK

Observations

At the time of the inspection the spigot(s) were functional.

3.8.2 Exterior Spigots/Plumbing

INOPERABLE SPIGOT

Recommendations

The exterior faucet was inoperable. It may be turned off inside or it may need to be replaced. Recommend further evaluation and repair as needed.

Recommendation

Contact a qualified plumbing contractor.

3.9.1 Water Pressure

WATER PRESSURE

Observations

The recommended water pressure is 60-80 PSI. If the pressure is above 80 it can eventually have an effect on the toilet flush kits or the water heater's pressure relief valve causing them to leak. If the pressure is below 60 it can make for low water pressure in showers and sinks, etc.

* If the pressure is too high, you can install a pressure reducing valve on the main water line to the house to reduce the overall water pressure to between 60 and 80 PSI.

Here is a link for what a pressure reducing valve looks like:

Click here for the link

* If the pressure is too low you may benefit from installing a booster pump.

Here is a link for what a booster pump looks like:

Click here for the link

3.10.1 Gas fuel Lines

Observations

GAS FUEL LINE PIPING IS STARTING TO RUST

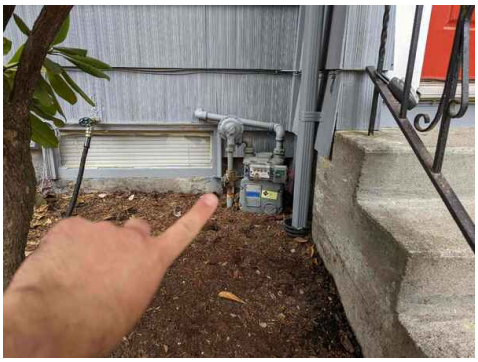
Recommend painting with rust inhibiting paint to prevent holes from developing.

Here is a link for some of that paint:

Click here for the link

Recommendation

Recommended DIY Project



3.11.1 Electrical Service Wires

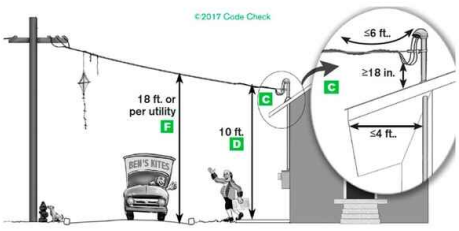
Recommendations

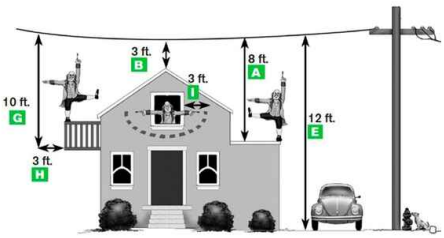
ELECTRICAL SERVICE WIRE DOES NOT HAVE THE PROPER CLEARANCE

In general overhead service conductors must maintain a minimum vertical clearance of 8 feet above the surface of the roof for a minimum distance of 3 feet in all directions from the edge of the roof. See other clearance requirements in the images attached.

Recommendation

Contact a qualified electrical contractor.





3.13.1 Electrical Plugs

EXTERIOR PLUGS ARE OK

Observations

3.13.2 Electrical Plugs

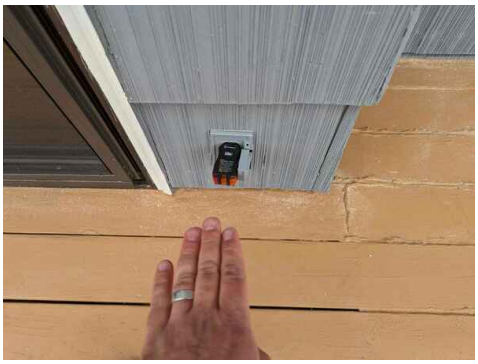
EXTERIOR PLUGS ARE NOT GFCI PROTECTED

Recommendations

Current standard is for exterior plugs to be GFCI protected. Recommend installing a GFCI plug on any exterior plug circuits.

Recommendation

Contact a qualified electrical contractor.



3.14.1 Electrical Conduit

ELECTRICAL CONDUIT OK

Observations

3.15.1 Exterior Lighting

EXTERIOR LIGHTING IS OK

Observations

The exterior lighting is in good condition at this time.

4: WALKS / PORCH / PATIO / DECK

		IN	NI	NP	O
4.1	Walkways & Porch	X			
4.2	Patio			X	
4.3	Exterior Stairs	X			
4.4	Exterior Railings	X			
4.5	Decking Boards	X			
4.6	Decking Waterproof Surface			X	
4.7	Deck Ledger against house	X			
4.8	Deck Under Framing	X			
4.9	Porch Roof			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walkways & Porch: Walkways

Present

Walkways are generally a hard surface put in place for people to walk on. The substrate that they were set on and the materials used will determine the lifespan and durability over the years. Roots, unmitigated water flow and improper substrate can all contribute to settling, cracks and deterioration. Yearly maintenance and care are important in order to extend the overall lifespan.

Patio: Patio

Not Present

Patios can be made out of all types of materials: concrete, concrete pavers, bricks, treated lumber, etc. They all are subject to settling, cracking, and deterioration over time. Maintenance on patios is generally an annual task to help preserve their life. It is very important to stay on top of their maintenance and care. Maintenance can consist of blowing them off, pressure washing, sealing, and possibly treating. It is also important to re-direct any downspout drainage or standing water away from them.

Observations

4.1.1 Walkways & Porch

Observations

CONCRETE WALKS/PORCH HAVE SETTLED

This is common if the concrete was poured on an improperly prepped surface, or it was not properly attached to the house with rebar. Recommend monitoring.



4.1.2 Walkways & Porch

Observations

WALKWAY PAVERS HAVE SETTLED

It is common for pavers to settle over time. Recommend removing the pavers that have settled, adding sand and resetting them level with the surface that has not settled.

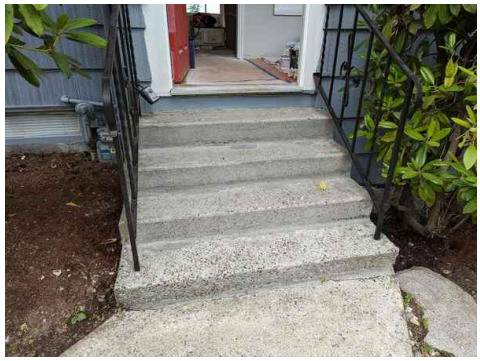
Recommendation

Contact a handyman or DIY project

4.3.1 Exterior Stairs

Observations

STAIRS - OK



4.3.2 Exterior Stairs

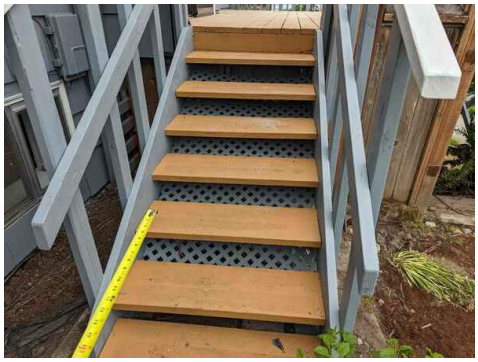
Observations

THE SET OF STAIRS ARE NOT ALL THE SAME HEIGHT

The stairs are functional but can pose a trip hazard when they are different sizes. The standard stair height should be 7 3/4" and they should all be within 3/8" of each other. Just wanted to make you aware.

Recommendation

Contact a qualified professional.



4.3.3 Exterior Stairs

Observations

CRACK IN CONCRETE PATH OR STEPS

Recommend sealing cracks with Portland cement as needed.

Recommendation

Contact a handyman or DIY project

4.4.1 Exterior Railings

Observations

EXTERIOR RAILINGS - OK

4.4.2 Exterior Railings

Recommendations

NO RAILING

It is recommended to have a railing on any deck over 30" off the ground and/or 3 or more stairs.

Recommendation

Contact a qualified professional.

4.4.3 Exterior Railings

Recommendations

RAILINGS ARE ROTTING

Recommend repair or replacement as needed.

Recommendation

Contact a qualified professional.


4.5.1 Decking Boards

Recommendations

DECKING - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend replacing as needed.

Recommendation

Contact a qualified deck contractor.

4.7.1 Deck Ledger against house

Recommendations

DECK LEDGER - IMPROPER FLASHING AND WATERPROOFING

The ledger or deck connection to the house does not have a proper flashing or waterproofing measures. This can rot out the siding underneath it over time and/or the ledger that attaches the deck to the house. In some cases the roof soffit overhang is enough to protect this area from water, but not always.

The best alternative is to properly install drip edge flashing that kicks the water out from this area and protects the house siding. This needs to be properly installed by a competent person that understands the application.

Recommendation

Contact a qualified professional.

4.8.1 Deck Under Framing

Recommendations

DECK UNDER FRAMING IS ROTTING

Recommend replacing any rotting wood as needed.

Recommendation

Contact a qualified professional.






5: EXTERIOR - DOORS / WINDOWS / SIDING / TRIM / SOFFITS

		IN	NI	NP	O
5.1	Eaves/Soffits	X			
5.2	Exterior Doors/Hardware	X			
5.3	Doorbell			X	
5.4	Slider Door	X			
5.5	Windows	X			
5.6	Siding	X			
5.7	Siding Damage	X			
5.8	Siding Paint	X			
5.9	Flashing for Siding	X			
5.10	Fascia and Trim	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Siding : Siding Material
Wood

Siding : Siding Style
Shakes, Tongue and Groove

Windows: Window Type
Double Pane Windows, Single Pane Windows, Wooden windows

There are many types of windows in the homes in our area. Everything from aluminum to wood clad to vinyl to single pane glazed windows. All of them perform differently and wear differently. They all require regular care and proper operation. If not take care of, they will wear out prematurely or require more expensive repairs.

The key elements to look for in windows is that they open correctly, the screens are in place, the weep holes and tracks remain clean and that they are cleaned regularly. In addition, wood clad windows will need to be treated regularly. It is also a good idea to check the caulking regularly and make sure the exterior trim paint is maintained.

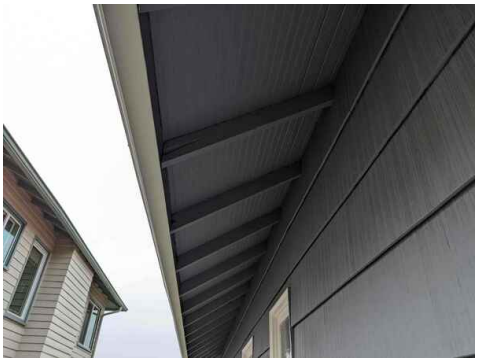
Observations

5.1.1 Eaves/Soffits

Observations

EAVES/SOFFIT - OK

Soffits and ventilation appear to be in good condition at this time.



5.1.2 Eaves/Soffits

Recommendations

COULD USE MORE SOFFIT VENTILATION

Recommend adding some additional soffit vents for good cross ventilation.

Recommendation

Contact a qualified handyman.

5.2.1 Exterior Doors/Hardware

Observations

DOORS - OK

The doors were in good operating condition at the time of inspection.

5.2.2 Exterior Doors/Hardware

Observations

DOOR - EXPOSED WOOD DOORS REQUIRE ADDITIONAL MAINTENANCE

To prolong the life of the exterior wood doors, I recommend cleaning, staining or applying proper finish every year or two to prolong their life. Especially at the bottoms or where the doors get extended sun exposure.

Recommendation

Recommended DIY Project

5.2.3 Exterior Doors/Hardware

Observations

WEATHERSTRIPPING MISSING OR NOT THICK ENOUGH

Recommend installing the proper weatherstripping for the door and setting the latch so the door presses against the weatherstripping. Having the door properly sealed will prevent air movement through the opening.

Recommendation

Contact a handyman or DIY project

5.2.4 Exterior Doors/Hardware

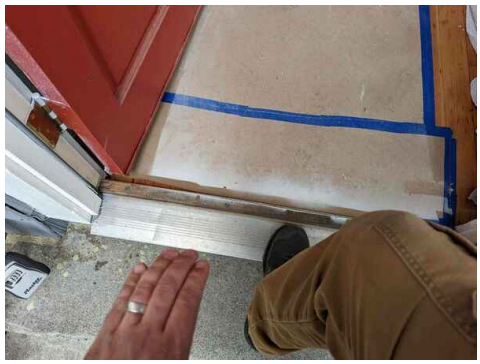
Observations

EXTERIOR DOOR THRESHOLD NEEDS SUPPORT

The threshold has some deflection when you step directly on it. This will break down the base of the door frame over time. Recommend adding support under threshold for the door to preserve the overall life and function of the door.

Recommendation

Contact a handyman or DIY project



5.4.1 Slider Door

Observations

SLIDER - OK

You may want to spray some silicone on the track for the screen door to slide easier.

5.5.1 Windows

Recommendations

WINDOW APPEARS TO HAVE A BROKEN SEAL

I noticed a window with a broken seal. You can either replace the glass in the window frame or replace the whole window and frame. Most commonly the double paned glass is what is replaced. You can also just leave them the way that they are they are just a bit less energy efficient.

Recommendation

Contact a qualified window repair/installation contractor.

5.5.2 Windows

Recommendations

WINDOW - BROKEN

Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

5.5.3 Windows

Observations

ALUMINUM WINDOWS/SLIDER

Aluminum windows and sliders are not as efficient as the new vinyl windows. They are functional at this time. I just wanted to make you aware of this.

5.5.4 Windows

Observations

SINGLE PANE WINDOWS

Single pane windows have lower efficiency than double pane windows. This will have an impact on the energy bills and the houses ability to keep the heat or air conditioned air in.

5.6.1 Siding

Observations

SIDING - OK

The siding is in good condition at this time.

5.6.2 Siding

Recommendations

SIDING - GROUND CLEARANCE

Inadequate clearance between siding and the ground or hard surface. A minimum ground clearance between bottom of siding and ground of 4", for hardscapes a 2" clearance is recommended. **Siding in contact with the ground or soil is a concern because it can provide direct access for wood destroying insects and or moisture**. This will affect the siding's ability to dry out after it rains as well. The key is to give the siding some clearance so that it can drip dry and not remain wet for an entire season or all year long even. It is also recommended to have a 2% grade to help drain any surface water away from the house as needed.

Recommendation

Recommended DIY Project

5.6.3 Siding

Recommendations

SIDING - THERE ARE A FEW HOLES TO FILL/SEAL

Recommendation

Contact a qualified carpenter.

5.7.1 Siding Damage

Observations

NO SIDING DAMAGE TO NOTE

5.8.1 Siding Paint

Recommendations

SOME PAINT IS CRACKING, FLAKING OR BUBBLING

The paint is flaking or bubbling in spots. This is or will expose the bare wood siding and trim. I recommend proper scraping, primer and re-paint to preserve the life of the siding and trim.

Recommendation

Contact a qualified painting contractor.

5.9.1 Flashing for Siding

Recommendations

FLASHING - MISSING

There are areas that I recommend installing flashing to protect the home properly.

Recommendation

Contact a qualified professional.




5.10.1 Fascia and Trim

Recommendations

EXTERIOR TRIM - NEEDS TOUCHUP

The trim is in need of some updated caulk and/or paint.

Here is a link for a good quality caulk:

Click here for the link

Recommendation

Recommended DIY Project



5.10.2 Fascia and Trim

Observations

FASCIA TAILS ARE EXPOSED

This is common, but it is a good idea to protect these facial tails with roofing so that they don't deteriorate prematurely and would need to be repaired or replaced. Adding a small piece of roofing or flashing extended beyond the tail end by 1 1/2" would do the trick. I also recommend scraping, caulking, applying primer and re-painting with a quality paint. It is also going to weather more quickly in these areas and may need additional painting over time.

Below is a link for some quality caulking:

Click here for the link

Recommendation

Contact a qualified carpenter.

5.10.3 Fascia and Trim

Recommendations

FASCIA/TRIM ARE ROTTING

Recommend further evaluation to determine the origin and extent of the rot. This may uncover additional damage.

Recommendation

Contact a qualified professional.

garage

5.10.4 Fascia and Trim

Observations

RECOMMEND FLASHING FOR THIS TRIM

Alternatively, this can be caulked/painted regularly.

Recommendation

Contact a qualified professional.

6: YARD / GRADING / DRAINS

		IN	NI	NP	O
6.1	Vegetation, Yard Stuff	X			
6.2	Tree and Bush concerns	X			
6.3	Yard Sprinklers			X	
6.4	Drains	X			
6.5	Fence			X	
6.6	Other Structures			X	
6.7	Grade and Retaining Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

6.1.1 Vegetation, Yard Stuff

Observations

WOOD SITTING IN THE YARD EXPOSED TO THE ELEMENTS

Recommend removing any wood, flower bed borders or old rotting firewood that can potentially rot and be an attraction to pests over time.

Recommendation

Recommended DIY Project

6.2.1 Tree and Bush concerns

Observations

NO PROBLEMS

There were no visible tree or bush problems.

6.7.1 Grade and Retaining Walls

Recommendations

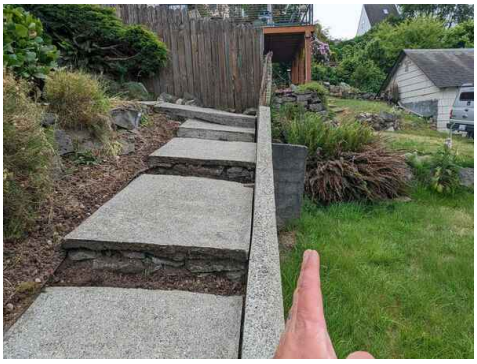
RETAINING WALL IS LEANING

Retaining wall is failing. Recommend qualified contractor to repair.

Recommendation

Contact a qualified landscaping contractor




7: ROOF / GUTTERS / CHIMNEY

		IN	NI	NP	O
7.1	Roof Accessibility	X			
7.2	Roof Top Deck			X	
7.3	Roofing Material	X			
7.4	Roof sheeting	X			
7.5	Underlayment material	X			
7.6	Roof vents/Flapper vents	X			
7.7	Flashings	X			
7.8	Plumbing and Combustion Vents	X			
7.9	Skylights			X	
7.10	Gutters	X			
7.11	Built In Gutters			X	
7.12	Downspouts	X			
7.13	Chimney - Brick	X			
7.14	Chimney - Wood Chase			X	
7.15	Chimney - Steel Vent/Side Vent			X	
7.16	Chimney Cap	X			
7.17	Chimney flue	X			
7.18	Chimney flashing	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Gutters : Gutter Material

Aluminum

Roofing Material: Material

Asphalt

Roofs are a funny thing. It's not really tough to find a roofer or contractor that will come out and say that your roof needs to be replaced when repairs possibly could be made or the roof is pretty much just fine, but they want to sell you a new roof and they know your not going to go up there and challenge them on what they are saying. You also can replace a roof prematurely by someone convincing you that the roof is shot or that it hasn't been taken care of or there is moss on it or that there is heavy granual loss, etc.

***The key is to run it by your real estate agent or home inspector if you're thinking about doing something on your roof and they can advise you in who to call and or look at the quote or get you a good roofer to drop by and give you an honest assessment on your roof.** We can't guarantee that you can find an honest roofer on your own, but we can get you a good contractor that will be honest with you or look at your bid and tell you if it makes any sense to us if you send it over for us to take a look. **(Stick with people you trust, know your numbers and verify stuff with your real estate agents prior to committing to anything)**

Roofing Material: Approximate remaining lifespan (This is an approximate lifespan. A Roofing professional can better assess its realistic lifespan upon request)

7-10 Years with proper care

We as Home Inspectors are not required by the Standard Of Practice to give you a remaining lifespan for your roofing, but we try to give you some idea of a remaining lifespan for the roof to help you out. Our lifespan assessment is by no means a guarantee that the roof will hold up for this period of time, but we are trying to give you a ballpark idea of what we are seeing in terms of lifespan. If you have concerns with our estimation, we recommend getting a more thorough evaluation from a roofer. Just remember that you can get wide ranging points of view on your roof from different roofers and trade providers (Many can just be trying to sell you a new roof prematurely or through their comprehensive sales presentation). It is always best to run any of your concerns or ideas by your Real Estate agent prior to making a final decision as to the lifespan of the roof and or whether you really need to do something with the roof or what type of roof should go on your home. Just remember that we are trying to assess when the roof was put on, how long the roof has been in place, how they have cared for the roof, the quality of the roofing material, whether it was installed correctly and whether its in adequate shape or needs to be replaced. If we tell you you can get more life out of a roof, it is because we are trying to help you get a more accurate assessment of the roof vs just writing it off and saying that the roof is shot and needs to be replaced. That is for you to discuss with your Real Estate professional prior to doing anything with the roof. Its also really important to know what a roof cost's prior to getting estimates on your roof. For starters, it should be around $4 per SF for any basic roof replacement. The price can go up or down depending on the complexity, steepness of the pitch, quality of roofing product and other things like sheeting that may need to be replaced as well. Most houses just need 30 Year Composition Roofing. Ask you agent for guidance if needed or call us.

Roofing Material: Layers of Roofing Materials

1 Layer

It is always a good idea to remove the old roofing when installing an new roof. In some instances people will overlay the existing roofing with a new layer of roofing over the old roofing to save time and cost. This is not the best way to do it, but often times is functional. You may also see even see more layers of roofing overlayed with newer roofing. The next time you go to re-roof the home, it is recommended that you remove all of the roofing and inspect the roof sheeting and repair as needed.

Roofing Material: How to look for a roof leak

Here is a good article on how to look for a roof leak:

Click here for the link

Flashings: Material and Description

Aluminum

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Observations

7.1.1 Roof Accessibility

Observations

WALKED THE ROOF

I accessed parts of the roof via a ladder and walked a portion of the roof surface.

7.3.1 Roofing Material

Observations

THE ROOF ON THE HOUSE APPEARS TO BE IN FUNCTIONAL CONDITION AT THIS TIME

I observed no notable visual deficiencies in the condition of the roofing at this time . I recommend regular inspection and care of the roof and I believe this will maintain its function and extend the life of the roof. At times the roof can have a small or significant leak. The leak does not always show itself right away or even at all. If you do find that you have a leak, it is not always a requirement to replace your whole roof. Making repairs can extend the life of your existing roofing without the cost of a full replacement. Just remember that it is an option.

*I recommend blowing off the roof as needed to keep debris off the roof and the gutters clean.

*I also recommend treating for moss as needed to prohibit moss growth. Here is a link for some moss treatment:

Click here for the link










7.3.2 Roofing Material

Recommendations

SHINGLES OVERLY WORN

A few shingles are damaged/missing and/or the roofing is worn in some spots. I recommend replacing and or repairing as needed. The roof appears to not be leaking at this time.

It is sometimes difficult to find the exact matching color of roofing. I would not worry too much about color, I would focus more on function and protecting the roof from further damage. You will extend the life of the roof overall by doing this.

Recommendation

Contact a qualified roofing professional.

7.5.1 Underlayment material

Observations

#15 FELT PAPER FOR STANDARD ASPHALT ROOFING

The roof appears to have #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

7.6.1 Roof vents/Flapper vents

Observations

ROOF VENTS ARE OK

7.7.1 Flashings

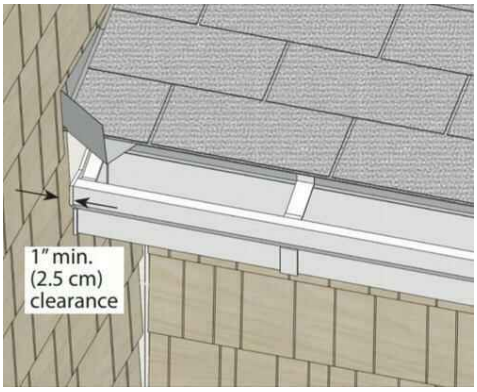
Recommendations

NO KICK OUT FLASHING

The home had no kick-out flashing installed in some or all areas where it is needed. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eve. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay.

Recommendation

Contact a qualified roofing professional.



7.7.2 Flashings

Recommendations

FLASHING - MISSING

It appears that no roof flashing was installed per the areas inspected. This is fairly typical on homes with roofs installed prior to 2013. Roof sealant is used to seal areas that normally would be protected by metal flashing. Unless these sealant areas are diligently maintained, these areas will allow roof leakage sooner than if they were properly protected by metal flashing. Sealant will need to be examined annually and re-applied as needed. Flashing should be installed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.

7.8.1 Plumbing and Combustion Vents

Observations

PLUMBING VENT - OK

Plumbing and ventilation boots appear to be in good shape at this time from what I can see.

7.8.2 Plumbing and Combustion Vents

Recommendations

COMBUSTION VENT IS RUSTING

Recommend painting in the short term and eventual replacement.

Recommendation

Contact a qualified professional.

7.10.1 Gutters

Observations

GUTTERS - OK

Gutters are in good shape at this time. Recommend keeping an eye on the gutters and cleaning as needed if you have trees in the area that may drop debris in them.

7.10.2 Gutters

Observations

GUTTER LOOSE OR NOT PROPERLY ATTACHED

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

Garage.

Recommendation

Contact a qualified handyman.

7.10.3 Gutters

Recommendations

GUTTERS CAN BE TRICKY TO UNDERSTAND DEPENDING ON CONDITIONS

It can be challenging to know if the gutters slope the wrong way or if the gutters are properly attached or functioning properly. If the gutters have been just cleaned or the yard recently landscaped, this can make it difficult to see if this is happening. It is important to check on your gutters when it rains to see if everything is draining properly, etc. It is also important to see if the underground drainage system is actually working when it rains. Sometimes they can be clogged and the rain water gurgles out at the surface because the lines fill up with water and then overflow onto the yard till it stops raining.

*I recommend checking on the gutters and downspouts when it rains to make sure everything is flowing correctly and make repairs if needed.

7.12.1 Downspouts

Recommendations

DOWNSPOUT NOT PROPERLY ALIGNED WITH UNDERGROUND DRAINAGE SYSTEM

Recommend properly connecting the downspouts to the underground drainage system

Recommendation

Contact a handyman or DIY project

7.12.2 Downspouts

Observations

DOWNSPOUTS DRAIN AWAY FROM THE HOUSE

7.13.1 Chimney - Brick

Observations

CHIMNEY - OK

The chimney appears to be ok at this time. Recommend regular inspection and maintenance to keep it in good shape.

7.16.1 Chimney Cap

Recommendations

CHIMNEY - NO CAP/SPARK ARRESTOR

The chimney(s) had no spark arrestor. I recommend that all chimneys have an approved spark arrestor installed by a qualified contractor to prevent pest entry and to help protect the roof-covering materials from potential chimney-source ignition.

Recommendation

Contact a qualified professional.

7.17.1 Chimney flue

Recommendations

CHIMNEY UNLINED

Chimney was unlined with the furnace venting into it, which can deteriorate the chimney structure and allow harmful gasses to enter home. Recommend a qualified masonry or chimney contractor evaluate and remedy if you want to get the chimney lined.

Recommendation

Contact a qualified heating and cooling contractor

7.18.1 Chimney flashing

Recommendations

COUNTER FLASHING - INSTALLED USING SEALANT ONLY

The counter-flashing was improperly installed against the chimney. It needs to be finished and sealed off. This sealant should be checked annually and re-applied as necessary. I recommend repairing this soon.

Recommendation

Contact a qualified professional.

8: INTERIOR - DOORS, WINDOWS, STAIRS, COUNTERTOPS, WALLS/CEILINGS AND FLOORING

		IN	NI	NP	O
8.1	Doors	X			
8.2	Slider doors			X	
8.3	Windows	X			
8.4	Floors - General Condition	X			
8.5	Floors - Carpet	X			
8.6	Floors - Hardwoods/Laminate	X			
8.7	Floors - Vinyl	X			
8.8	Floors - Tile			X	
8.9	Walls and Ceilings	X			
8.10	Trim/Hardware	X			
8.11	Steps and Stairways			X	
8.12	Railings and Handrail			X	
8.13	Cabinets	X			
8.14	Countertops	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Countertops : Countertop Material
Formica

Countertops : Cabinetry
Wood

Walls and Ceilings: Wall Material
Drywall

Quick note:

Most drywall material and mud for the joints installed prior to 1970 may have asbestos in it. Here is a little article explaining it all:

Click here for the link

*If you have any questions or feel that you want to get it tested, let us know and we can take samples with the owners permission and can send them off to the lab for testing for you. (There is a fee to do this and for the lab testing)

Observations

8.1.1 Doors

Observations

MISSING DOORS

I noticed missing interior doors. Just wanted to make you aware.


8.1.2 Doors

Recommendations

INCORRECT TYPE OF DOOR TO SEAL OFF COMBUSTION FROM BEDROOM

Door must be a solid core door, sealed up from the sleeping area and get the proper amount of combustion air from another large enough space to sufficiently supply the gas appliance with the proper amount of combustion air.

*Here is a link to what those requirements are:

http://www.nationshomeinspections.com/blog/?tag=furnace

Recommendation

Contact a qualified professional.

8.3.1 Windows

Recommendations

SOME WINDOWS DO NOT MEET CURRENT EGRESS REQUIREMENTS

Some bedrooms do not meet modern safety standards for fire/emergency egress (secondary means of exit). This home may predate such codes and homes are not required to be updated to comply with newly enacted safety standards. For safety reasons, consider modifying the windows to meet the current safety standard. All work should be performed by a qualified contractor.

Egress requirements:

5.7 SF opening (basically a 4x3 slider window or 2x3 casement window minimum)

Must be within 44" of the floor

If the access out is underground, there must be a well that is 30" out and a ladder up and out if over 36" deep.

Recommendation

Contact a qualified general contractor.

8.3.2 Windows

Observations

WINDOWS ARE PAINTED SHUT

Just wanted to make you aware.

Recommendation

Contact a qualified professional.

8.4.1 Floors - General Condition

Observations

KEEP AN EYE ON FLOORING TRANSITIONS

I recommend keeping an eye on these areas and getting in the habit of stepping over them instead of directly on them. Not taking care of these areas will result in the flooring surfaces deteriorating or wearing out prematurely.

When there is carpet not properly transitioned the carpet can fray over time. Also, if there is laminate, debris can get stuck under the laminate flooring.

*The key is to protect the flooring from getting broken down quicker than the other surface or to protect the edges of any floating floor.

8.4.2 Floors - General Condition

Observations

THERE IS A HUMP, DIP OR SLOPE IN THE FLOOR

Houses of this age often settle in places. I do not see a major structural issue, I just wanted to note it for you.

You can adjust the floors as needed if this is important to you. This is usually done by jacking up the floor framing in the low spots and adding the additional supports as needed.

Below is a video with some ways to re-level a sagging floor:

Click here for the link

Recommendation

Contact a qualified professional.

8.5.1 Floors - Carpet

Observations

CARPET - OK

Recommend regular care and maintenance to extend the longevity of the carpet.

8.6.1 Floors - Hardwoods/Laminate

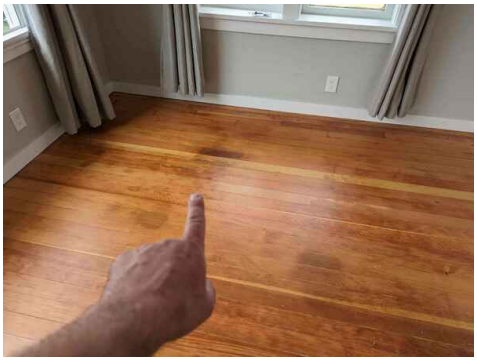
Observations

THERE ARE A FEW BLEMISHES IN THE FLOOR

Just wanted to make you aware of this. Recommend cleaning or repairing as needed.

*Here is a link for a marker that you can use to touch up scratches if you want:

Click here for the link

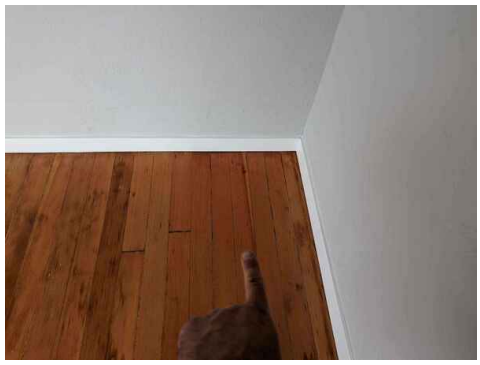


8.6.2 Floors - Hardwoods/Laminate

Observations

GAPS IN THE FLOOR

Gaps often times occur due to the relative humidity in the home being too dry. Gaps can also come from improper installation or not caring for them properly. 30-50% humidity is recommended. You can accomplish this humidity with a humidifier. Install issues often times are just a question of whether you are willing to live with it, want to repair it or want to replace it.



*Here is a link to a good little video explaining this:

Click here for the link

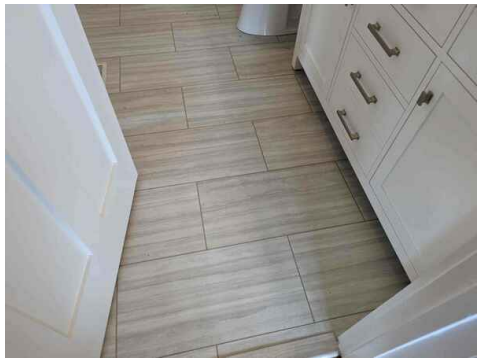
*Here is a little video showing you how to fill the gaps in the floor:

https://www.simplemost.com/diy-ways-to-increase-the-humidity-in-your-home-without-purchasing-a-humidifier/

8.7.1 Floors - Vinyl

Observations

VINYL FLOORS - OK



8.9.1 Walls and Ceilings

Recommendations

WALLS AND CEILINGS HAVE AREAS THAT NEED ATTENTION

I have attached pictures of areas I noticed.

Areas that need attention may have any of the issues noted below:

Small holes in walls or ceilings:

Repair as needed

Stress cracks:

It is not uncommon to see cracks from a house this age. The cracks that I observed do not appear to be impacting the structural integrity of the home from what I can see.

My recommendation is to mitigate any sources for settling (if needed) in the home like water draining up close to the house, roof leaks or fixing any improper construction modifications.

In most cases, you can just tape and repair the cracks as needed.

Nails or screws recessed or popping out:

Protruding or recessed nails should either be removed or filled for repair. Then the drywall should be re-fastened, finished and painted to match the existing wall surfaces as needed.

Paint touch up:

Make sure you get the right color, sheen, brand and series of paint if possible.

Paint color match issues:

I recommend asking the owner or builder for the proper paint color, brand, series and sheen for touch areas.

Door knob holes:

Here is an easy little cover you can use for door stops

Click here for the link

Uneven texture:

This can be a little tough to fix. I would recommend watching a few You Tube video on the subject and to remember that the key is good prep work before you apply texture and to test your texture spray on a piece of cardboard prior to applying it to the walls or ceilings.

Poor patch work and or texture:

In most cases, the best way to make drywall or wall surface repairs with this kind of texture or repair issue is to remove it and re-texture with a spray on texture.

Ghosting:

This is where you see a variation in the color or sheen on the walls or ceilings from the differential in heat transfer and the reaction of the poor paint applied to the surface. Often times this can be corrected with some good quality paint. Other elements to work on is to make sure the insulation is evenly distributed, and or that there is a proper vapor barrier for the drywall. You can basically use the paint as a vapor barrier if you use a PVA primer prior to painting.


8.10.1 Trim/Hardware

TOUCH UP THE PAINT ON THE DOOR

Observations

Exterior wood doors should be properly painted.

8.13.1 Cabinets

CABINETS - OK

Observations

The cabinets are in good shape at this time relative to their age, quality and care.

8.13.2 Cabinets

CABINETS NEED ADJUSTMENT

Observations

Recommend adjusting drawers, doors or shelves as needed.

Recommendation

Recommended DIY Project

8.14.1 Countertops

Observations

COUNTERTOPS - OK

The countertops are in good shape at this time relative to their age, quality and care.

8.14.2 Countertops

Observations

RECOMMEND ATTACHING THE SINK TO THE FLOOR

9: APPLIANCES

Information

Oven/Cooktop: Range/Oven

Energy Source

Electric

General Information

General:
Below is information about the inspection process relative to each appliance. Generally we are not required to test the appliances but we do test them whenever possible in an effort to get you as much information as is possible about what you have.

Washing Machine:
When we test the washing machine we do not run full cycles as that is a lengthy process and we would potentially not be there when the cycle finishes. We do ensure that water is running to the unit and that it drains without issue. We do not run the washing machine if there are personal items in it or if it does not convey in the transaction but the washing machine observation should specifically indicate if we did not test it.

Dryer:
We run the dryer to make sure it turns on, heats up and the vent is properly connected to the unit. We do not disconnect the vent to look inside for lint build up. It is always a good idea to have the dryer vents cleaned periodically.

Disposal:
We test the disposals using the available switch.

Dishwasher:
We test dishwashers on the normal cycle to ensure they turn on, drain and do not leak. We do not run full cycles. If there are delicate items in there or someone is using it for storage or something like that we will not run it and will indicate that in the observation.

Oven/Cooktop:
We test ovens and cooktops for function by turning them on, letting them heat up and then turning them off. We do not test them for temperature relative to a setting.

Microwave:
We test the microwave for function but we do not test them for cooking efficiencies or temperatures.

Range hoods:
We test range hoods and vents on microwaves for function and we determine if they are venting to the outside or just back into the kitchen. We also test them to ensure they are drawing air properly.

Refrigerator:
We test the fridge to see if it's running but we do not test them for exact temperatures or efficiency. We also test the ice and water dispenser if you have them.

Observations

9.1.1 Garbage Disposal

Observations

DISPOSAL - OK

At the time of the inspection, I observed no deficiencies in the condition and operation of the garbage disposal. The best way to test the disposal is under a load vs just testing it with the water running. I did not test it under load at this time.

9.2.1 Dishwasher

NO DISHWASHER

Observations

9.3.1 Oven/Cooktop

OVEN - OK

Observations

The oven appears to be in good working condition.

9.3.2 Oven/Cooktop

COOKTOP - OK

Observations

The cooktop appears to be in good working condition at this time.

9.3.3 Oven/Cooktop

RANGE - NO ANTI-TIP DEVICE

Observations

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a handyman or DIY project

9.4.1 Microwave

Observations

MICROWAVE - OK

Microwave is working at the time of inspection.

9.5.1 Range Hood

Recommendations

NO EXHAUST SYSTEM FOR RANGE

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

Click here for a resource on choosing a range hood.

Recommendation

Contact a qualified professional.

9.6.1 Refrigerator

Observations

REFRIGERATOR - OK

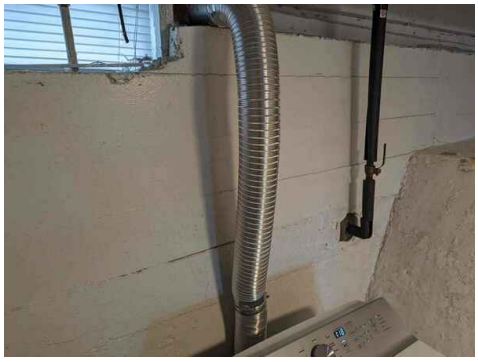
The refrigerator appears to be operable at the time of inspection.

9.7.1 Washer/Dryer

Observations

WASHER/DRYER

The washer and dryer appear to be in good working condition.


9.7.2 Washer/Dryer

Recommendations

WASHER IS DRAINING INTO A UTILITY SINK

The washer should drain into a proper drain with a trap.

Recommendation

Contact a qualified plumbing contractor.

9.7.3 Washer/Dryer

Recommendations

APPLIANCE IS PLUGGED INTO AN EXTENSION CORD

An appliance was noted to be plugged into an extension cord during the inspection. Extension cords are not generally suited for long term use, especially for appliances which draw large amounts of current.

Recommend moving the appliance or having an electrician install a dedicated plug or circuit in the area.

Here is some info from the CPSC on extension cord safety:

https://www.cpsc.gov/Newsroom/News-Releases/1990/Limit-Extension-Cords-To-Reduce-Risk-Of-Fire

Recommendation

Contact a qualified professional.

10: PLUMBING

		IN	NI	NP	O
10.1	Main Water Shut-off Device	X			
10.2	Kitchen Sink/Faucet	X			
10.3	Hammer Valves	X			
10.4	Drain Lines	X			
10.5	Sewer Line	X			
10.6	Water Piping	X			
10.7	Water temperature	X			
10.8	Sinks	X			
10.9	Faucets	X			
10.10	Toilets	X			
10.11	Tub Itself	X			
10.12	Tub Controls	X			
10.13	Tub Shower Head	X			
10.14	Tub Surround/Door	X			
10.15	Jetted Tub			X	
10.16	Water Heater Itself	X			
10.17	Water Heater - Drip Pan			X	
10.18	Water heater - Straps and Stand	X			
10.19	Water Heater - Pressure and Temp Relief	X			
10.20	Water Heater - Plumbing/Piping	X			
10.21	Water Heater - Electrical/Venting/Fuel Line	X			
10.22	Fire Sprinkler System			X	
10.23	Well System			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source
Public water

Main Water Shut-off Device: Location
Basement

Sewer Line: Sewer clean out location
In the basement

Water Heater Itself: Power Source/Type
Gas

Water Heater Itself: Capacity
50 gallons

Water Heater Itself: Location
Basement

Water Piping: Piping Material

Galvanized, Copper/Pex

There are a few different types of piping materials out t here and they all have pros and cons to them. Galvanized piping will rust on the inside over time and may to such a degree that it will slow the water flow out of a faucets and you'll eventually want to upgrade it. Copper is a great piping product, but is very expensive these days and can corrode if not properly insulated against other metal piping materials. Pex piping is the new generation of piping that is easy to work with, can expand and contract and hold up if frozen but is easy to cut through or drill through if not careful. CPVC has been around for a while now. It is pretty easy to run, but it can freeze and crack if exposed to the cold and it is easy to break off in the wall if its not properly secured. And last, but not least, Polybutylene. It's kinda been labeled as a bad piping material that breaks down over time from the inside out and can corrode the fittings which can eventually spring a leak un-announced.

*In an nutshell, all plumbing needs to be protected and cared for in different ways. Know what you have and care for it as needed. Its always a good idea to insulate all water lines, properly secure them and run them in the proper way when installing. They also need to be secured properly.

Tub Itself: Tub Overflow Check

Recommend checking the overflow on your tub if you have one to make sure it doesn't leak if the tub water gets too high. This will allow the water to drain off vs overflow into your home.

We don't do this during the inspection because we don't want to have it leak and create damage that would need to be repaired. It's a pretty easy check once you've moved in.

To test it take the cover off, check all the parts and then run the water past the overflow drain.

Click here for the link

Water Heater Itself: Water Heater Age

10+ years

*Tank water heaters that are more than 10 years are considered to have lived their life. There is no expiration date on a water heater, but it is good to know where the tank is at in its life cycle. These water heaters can go 20,30 or even 40 years before they need to be replaced, but it is good to know where you are at in that life cycle when buying or selling a home.

*Tankless water heaters are known to last 20 years or longer. Again, there is no expiration date on these water heaters, but it is safe to say that it is considered within its realistic lifespan when the heater is under 20 years old.

Observations

10.1.1 Main Water Shut-off Device

Observations

MAIN WATER SHUT OFF

Recommend testing the water shut-off periodically for proper operation.

10.2.1 Kitchen Sink/Faucet

Observations

THE KITCHEN FAUCET IS OK

10.3.1 Hammer Valves

Observations

HAMMER VALVES FOR DISHWASHER, WASHING MACHINE AND ICE MAKERS

I recommend installing hammer valves for any mechanical item tied to the water supply lines. This will reduce the stress on the water lines over time with these items turning on and off all the time. It is not a requirement, but rather a good idea.

Here is a link for you:

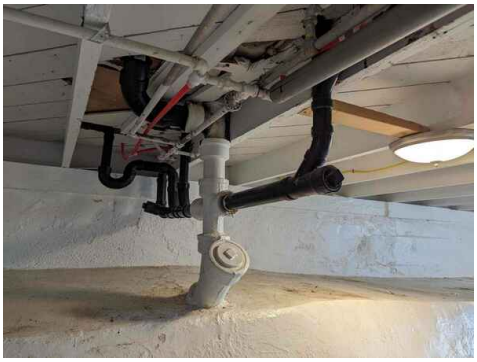
Click here for the link

10.4.1 Drain Lines

Observations

DRAINS AND VENTS - OK

The drains and vents for sinks appear to be properly installed under the sinks. I ran the hot and cold water and everything appeared to run correctly at this time.



10.5.1 Sewer Line

SEWER CLEAN OUT

Observations

The sewer cleanout is located in the basement.

10.6.1 Water Piping

WATER LINES ARE OK

Observations

I did not see any visible leaks or major problems at this time. Keep an eye on the plumbing under the sinks periodically to make sure everything is ok.



10.6.2 Water Piping

WATER PIPE LEAKING

Recommendations

A water pipe is leaking. Recommend a plumbing contractor evaluate and repair as needed.

Recommendation

Contact a qualified plumbing contractor.

10.6.3 Water Piping

SIGNS OF A PAST LEAK

Recommendations

It appears that one of your water supply stop valves was leaking. It was not leaking at the time of the inspection but recommend monitoring and if it starts to leak, replacing the valve.

Recommendation

Recommended DIY Project


10.6.4 Water Piping

Recommendations

GALVANIZED PIPING - WILL NEED REPLACING OVER TIME

Galvanized piping will rust and plug up over time. It will eventually need to be upgraded.


10.6.5 Water Piping

Recommendations

NEED A DIELECTRIC UNION

Dielectric unions are needed when you have dissimilar metals touching. Recommend installing as needed.

Recommendation

Contact a qualified professional.

10.7.1 Water temperature

Observations

WATER TEMPERATURE PICTURE

The standard temperature is 120 degrees.

10.7.2 Water temperature

Observations

ADJUSTING CONVENTIONAL TANK TEMPERATURE

Here is a link on water temperature and how you can adjust it if you have a conventional water heater:

Click here for the link

*I do not recommend having the water temperature set to over 135 degrees and with small kids or elderly people, I would turn it down even lower.

10.8.1 Sinks

Observations

SINKS - OK

10.9.1 Faucets

Observations

FAUCETS - OK

10.10.1 Toilets

Observations

TOILETS - OK

Toilets were working ok at time of inspection.

10.11.1 Tub Itself

Observations

TUB WAS FUNCTIONAL AT THIS TIME

10.12.1 Tub Controls

TUB CONTROL VALVE - OK

Observations

Tub valve was functioning ok at this time.

10.13.1 Tub Shower Head

SHOWER HEAD - OK

Observations

10.14.1 Tub Surround/Door

TUB CAULK - OK

Observations

10.14.2 Tub Surround/Door

WINDOW IN THE SHOWER

Observations

Windows are not really a good idea in a shower but if you have them they need extra attention and to be sealed properly. Recommend monitoring and sealing as needed.

10.16.1 Water Heater Itself

WATER HEATER - OK

Observations

The water heater appears to be working correctly at this time and is installed correctly.


10.16.2 Water Heater Itself

Recommendations

THE WATER HEATER APPEARS TO BE OVER 10 YEARS OLD

The age of the water heater is not a direct determinate as to how long it will last, but it is a good gauge as to the value you may have left in the tank. Anything over 10-15 years old is considered getting older in age and towards the end of its functional life. Although I have seen tanks last over 40 years. Just wanted to make you aware of this.

Recommendation

Contact a qualified plumbing contractor.

10.18.1 Water heater - Straps and Stand

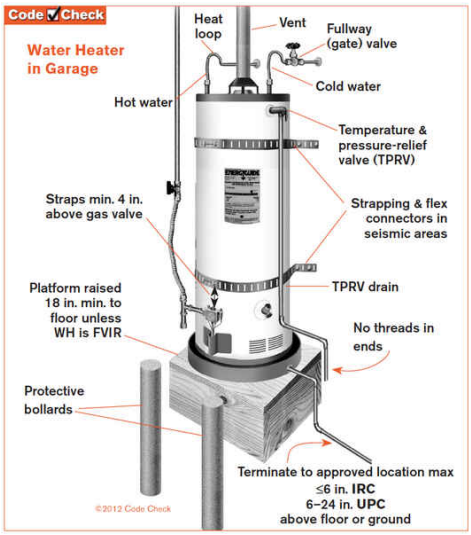
Safety Hazard

NEEDS PROPER WATER HEATER STRAPS

It is required to have a strap located at the top and bottom 1/3 of the tank and secured to the wall for earthquakes.

Here is a link for the proper type of straps:

Click here for the link



10.19.1 Water Heater - Pressure and Temp Relief

Observations

PRESSURE AND TEMPERATURE RELIEF - OK

The pressure and temperature line is not supposed to leak any water unless there is a problem that needs to be addressed. If you ever see water coming out of the water heaters pressure and temperature relief drain line, contact a qualified technician to come take a look.

10.20.1 Water Heater - Plumbing/Piping

WATER HEATER SHUT OFF APPEARS TO BE OK AT THIS TIME

Observations

11: HEATING/FIREPLACE

		IN	NI	NP	O
11.1	Heating System	X			
11.2	Filters	X			
11.3	Thermostat	X			
11.4	Ductwork/Radiators	X			
11.5	Fuel Line	X			
11.6	Vents and Flues	X			
11.7	Fireplace/Woodstove			X	
11.8	Gas logs			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating System: Energy Sources
Gas

Heating System: Heat Type
Forced Air

Heating System: Age of Furnace
Over 20 years old

Fireplace/Woodstove: Type
NA

Filters: With All Heating and AC Systems forced air systems - Its really important to change the filters regularly

You may want just setup an auto ship for your filters to come on the intervals that you need per the way your household runs.

*ie - Every 3 months if you have a lot of dust or an active household or your furnace fan is on all the time. Every 6 months if you keep a really clean house and not a lot of activity, pets and or dust, etc.

Observations

11.1.1 Heating System

Observations

FURNACE - OK

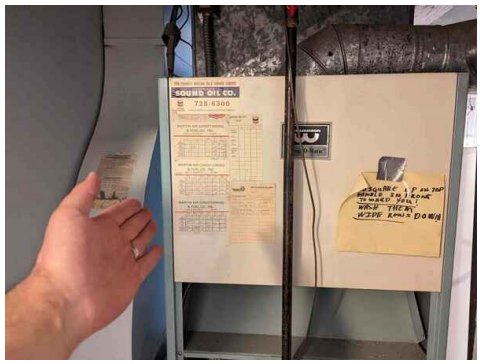
The furnace or heating system appears to be in good working condition at this time. It is always a good idea to have a certified heating contractor or electrician take a look at the equipment periodically. It is also a good idea to get the furnace serviced when buying a house.

*It is kind of an industry standard that a furnace system has lived its life after 20 years. That does not mean that the furnace somehow has an expiration date on it for 20 years, just an industry standard that is passed around. You may get a service provider that will state this to you at or around this timeframe. I would always recommend running this by your Real Estate agent prior to making any purchases or upgrades. They can guide you on pricing and what works for your given home in its location and or neighborhood.


11.1.2 Heating System

Recommendations

RECOMMEND SERVICING/CLEANING



Furnace should be cleaned and serviced every 1-2 years. I recommend a qualified HVAC contractor clean, service, tune up, inspect the heat exchangers and certify that the that furnace works properly.

Click here for a resource on the importance of furnace maintenance.

*If you think that the furnace is already serviced, ask for the invoice for verification vs just looking on the furnace sticker.

*It is kind of an industry standard that a furnace system has lived its life after 20 years. That does not mean that the furnace somehow has an expiration date on it for 20 years, just an industry standard that is passed around. You may get a service provider that will state this to you at or around this timeframe. I would always recommend running this by your Real Estate agent prior to making any purchases or upgrades. They can guide you on pricing and what works for your given home in its location and or neighborhood.

Recommendation

Contact a qualified HVAC professional.

11.2.1 Filters

Observations

ELECTRONIC AIR FILTER - WORKING AT THIS TIME

11.3.1 Thermostat

Observations

THERMOSTAT - OK

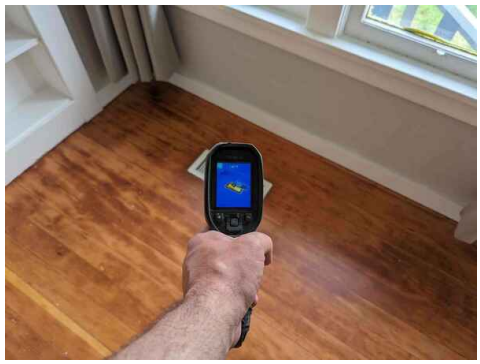
The thermostat is working at this time.


11.4.1 Ductwork/Radiators

Observations

THE REGISTERS APPEAR TO BE PRODUCING HEAT

The registers were showing heat at the time of inspection.



11.5.1 Fuel Line

Observations

FUEL LINES OK

11.6.1 Vents and Flues

Recommendations

FURNACE AND WATER HEATER FLUE VENTS TO CHIMNEY

Exhaust flue from furnace/water heater vents into chimney. This was common years ago. Today, it is recommended that we install a chimney liner in order to protect the inside of the chimney itself from deteriorating. I recommend a qualified HVAC contractor to take a look.

Recommendation

Contact a qualified heating and cooling contractor


12: ELECTRICAL

		IN	NI	NP	O
12.1	Panel / Sub-panels	X			
12.2	Circuits/Breakers/Fuses	X			
12.3	Low Voltage Panel			X	
12.4	Backup Generator			X	
12.5	Electric Car Plug In			X	
12.6	Lighting Fixtures	X			
12.7	Bathroom/Utility Room Fans	X			
12.8	Switches	X			
12.9	Plugs	X			
12.10	Junction Boxes/Wiring	X			
12.11	GFCI & AFCI	X			
12.12	Ceiling Fans	X			
12.13	Smoke Detectors	X			
12.14	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Panel / Sub-panels: Main Panel Location
Bedroom

Panel / Sub-panels: Service Size
125 Amp

Circuits/Breakers/Fuses: Wiring Type
Romex, Knob and Tube

Observations

12.1.1 Panel / Sub-panels

Observations

PANEL - OK

The electric panel appears to be operational at this time.

12.2.1 Circuits/Breakers/Fuses

Observations

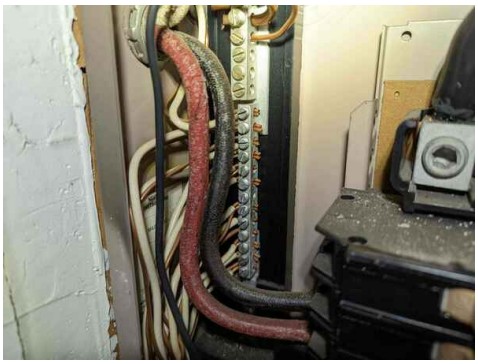
BRANCH CIRCUIT WIRING - OK

I found no issues with branch circuit wiring at the panel or throughout the home that I can see.

12.2.2 Circuits/Breakers/Fuses

Recommendations

MORE THAN ONE NEUTRAL OR GROUND WIRE IS SECURED UNDER ONE LUG



Each neutral (white, grounded conductor) wire should be secured separately under its own lug/set-screw terminal in an electric panel, per National electrical Code (NEC 408.41). This was done commonly back in the day. It is recommended to make sure they are a secure connection when the wires are heated up and cooled down over the life in the panel.

*Recommend separating these ground or neutral wires as needed.

Recommendation

Contact a qualified electrical contractor.

12.2.3 Circuits/Breakers/Fuses

Recommendations

THE HOUSE HAS SOME ACTIVE KNOB AND TUBE WIRING

It is common to have knob in tube wiring in older houses from the late 1800s to the 1940s. There is not necessarily a reason to remove it but note that homeowners insurance may be harder to get if you have knob and tube wiring but it is available. Recommend discussing with your agent. This wiring is gradually getting phased out of houses over time.

It is also important to not have insulation covering it as this can cause the wiring to overheat. Recommend ensuring that all knob and tube wiring be free of insulation.

*Here is a link explaining knob and tube wiring:

Click here for the link

12.6.1 Lighting Fixtures

Observations

LIGHTING - OK

At the time of the inspection, I observed no deficiencies in the condition and operation of permanently-installed interior or exterior lighting worth noting beyond the normal accepted condition of the fixtures. There may be minor issues with a fixture that most often can be rectified by just replacing a fixture, bulb or switch over time. If anything beyond this scope is found, it is best to contact a Handyman or licensed electrician to check things out for you.

12.7.1 Bathroom/Utility Room Fans

Recommendations

NO BATHROOM/UTILITY ROOM FAN

Recommend installing a fan, switch control and ventilation line to the outside of the home for all bathrooms and utility rooms to remove unwanted moisture. This also reduces the chances for surface mold.

Recommendation

Contact a qualified electrical contractor.

12.8.1 Switches

Observations

SWITCHES - OK

Overall, the plugs and switches that I was able to test were working fine.

12.9.1 Plugs

Observations

PLUGS - OK

Overall, the plugs that I was able to test were working fine at this time. Its always a good idea to make sure you replace any damaged cover plates if they break, replace any plug that becomes loose and does not hold your cord in tightly and make sure everything remains tight and secure in the electrical box for the plug. If ever you see what looks to be a burn mark on a plug, that is not a good thing. It would be a good idea to have an electrician look at your system or if you know you did something that made the plug pop and created that burn mark to replace the plug.

12.10.1 Junction Boxes/Wiring

Observations

JUNCTION BOXES - OK

12.11.1 GFCI & AFCI

Observations

GFCI'S - OK

All GFCI plugs that I was able to test are in good working order at this time.

12.12.1 Ceiling Fans

Observations

CEILING FANS ARE OK

12.13.1 Smoke Detectors

Observations

SMOKE DETECTORS - OK

The smoke detectors that are present are working at this time.

*If the units are old and or turning yellow, this is a sign that they are probably old and are in need of replacement.

*Here is a little article explaining why smoke detectors turn yellow over time:

Click here for the link

12.14.1 Carbon Monoxide Detectors

Observations

CO DETECTORS - OK

All CO detectors are working at this time.

*If the combination smoke and CO ceiling mount units are old and or turning yellow, this is a sign that they are probably old and are in need of replacement. Here is a little article explaining why smoke detectors turn yellow over time:

Click here for the link

13: GARAGE

		IN	NI	NP	O
13.1	Floor	X			
13.2	Walls & Firewalls			X	
13.3	Garage Door	X			
13.4	Occupant Door (From garage to inside of home)			X	
13.5	Detached Garage	X			
13.6	Garage Stairs			X	
13.7	Roof framing (Detached Garage)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Door: Material
Steel

Observations

13.1.1 Floor

CONCRETE FLOOR IS IN ADEQUATE SHAPE

Observations

No signs of large cracks, settling or major stains on the concrete floor at this time. It is not uncommon to see some cracking of slabs. You want to watch for cracks that are greater than 1/4" wide or have a height differential. You have neither at this time.

13.1.2 Floor

PUDDLE

Observations

There was water on the garage floor at the inspection. The seller's agent reports having pressure-washed the walkways the day before.

Recommend monitoring the drainage in this area during and after a rain, and diverting water away from the garage as needed.

Recommendation

Recommend monitoring.

13.3.1 Garage Door

PANEL DAMAGE

Observations

Garage door panel is damaged. Recommend a qualified garage door contractor evaluate and repair if you deem necessary.

Recommendation

Contact a qualified garage door contractor.

13.3.2 Garage Door

Recommendations

GARAGE DOOR - NEEDS ADJUSTMENT/REPAIR

Recommendation

Contact a qualified garage door contractor.

13.7.1 Roof framing (Detached Garage)

Observations

RECOMMEND POSITIVE CONNECTING HARDWARE THROUGHOUT

This will strengthen the roof framing.

Recommendation

Contact a qualified professional.

13.7.2 Roof framing (Detached Garage)

Recommendations

ROT WAS NOTED IN THE ROOF FRAMING

Recommend replacing any rotting wood as needed.

Recommendation

Contact a qualified professional.

13.7.3 Roof framing (Detached Garage)

Observations

THE SIDES OF THE ROOF RAFTERS ARE NOT HELD DOWN WITH HURRICANE CLIPS

This is not uncommon with houses built in this era. It also has functioned fine for all of these years. I recommend installing hurricane clips.

Recommendation

Contact a qualified carpenter.

13.7.4 Roof framing (Detached Garage)

Observations

RECOMMEND A STRUCTURAL PEST INSPECTOR

It is very common to see these markings in older homes in our area. These may indicate wood destroying insects were present in the past. Only a structural pest inspector can identify these and determine if this is an ongoing issue. Recommend having one check this out.

Recommendation

Contact a qualified professional.

13.7.5 Roof framing (Detached Garage)

Recommendations

LONG SPAN

This span may be too long for these joists. Recommend having a qualified contractor check this out and add more support if needed.

Recommendation

Contact a qualified carpenter.

14: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
14.1	Attic Access/Door	X			
14.2	Attic overall condition	X			
14.3	Roof framing and supports	X			
14.4	Attic Insulation	X			
14.5	Attic Space Air Ventilation - Soffit/Gable and Ridge Vents	X			
14.6	Attic Ventilation Fan Present or Needed			X	
14.7	Attic Ductwork			X	
14.8	Bath, Hood, Exhaust Vent Connections	X			
14.9	Wiring in the attic	X			
14.10	Bees or Rodents in the attic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Space Air Ventilation - Soffit/Gable and Ridge Vents:

Ventilation Types

Soffit Vents, Roof vent

Attic Ventilation - Standards

Ventilation methods and level of thermal insulation may affect the lifespan or performance of the roofing materials, home energy efficiency, or comfort levels. Often times it can be a simple as installing additional roof vents to cure a problem. But in some instances, the duration of improper ventilation may have had an impact on the overall condition and lifespan of the existing attic space, roofing and or sheeting. (It is recommended that you have 1 vent for every 150 SF of attic space and that you have cross ventilation at the soffits or eaves and up at the ridge.)

Observations

14.1.1 Attic Access/Door

PICTURE OF ACCESS DOOR

Observations

14.3.1 Roof framing and supports

NO HURRICANE HOLD DOWNS FOR ROOF SUPPORT TO THE FRAMED WALLS

Recommendations

Recommend adding hurricane hold downs as needed.

Here is a link for what types of hold downs you can use:

Click here for the link

Recommendation

Contact a qualified professional.

14.3.2 Roof framing and supports

Recommendations

EVIDENCE OF PAST OR CURRENT ROOF LEAK

Recommend further evaluation and repair by a competent roofer.

Recommendation

Contact a qualified professional.

Detached garage

14.4.1 Attic Insulation

Observations

ATTIC INSULATION THICKNESS IS NOT UP TO CURRENT ENERGY CODE

I don't think it is necessary to add more insulation at this time unless this is very important to you. I just wanted to make you aware of the attic insulation thickness. Thicker insulation will have the most impact on your heating and or cooling costs. The current energy code calls for R-49, which is about 18" of insulation.

If this is something you wish to do, you can contact an insulation contractor for an assessment and quote. (Just make sure you discuss proper measures to clean up the attic, install any needed ventilation baffles, properly secure any loose wires, make sure all vent connections are mechanically connected and that you properly shroud any electrical fixtures or vent pipes. I would recommend adding any additional ventilation as well.)

Recommendation

Contact a qualified insulation contractor.

14.4.2 Attic Insulation

Observations

APPEARS TO HAVE VERMICULITE INSULATION

Vermiculite insulation has been known to have traces of asbestos in it. The sellers have furnished a lab report showing negative asbestos presence in a sample consistent with vermiculite.

14.5.1 Attic Space Air Ventilation - Soffit/Gable and Ridge Vents

Recommendations

NEED MORE ATTIC VENTILATION

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 150 square feet of attic floor space. I recommend an attic contractor or Handyman evaluate and install as needed.

Recommendation

Contact a qualified professional.

14.9.1 Wiring in the attic

Observations

THE WIRING IN THE ATTIC APPEARS TO BE OK AT THIS TIME FROM WHAT I CAN SEE

The wiring appears to be fine from what I can see. I would keep an eye on the attic periodically and make sure that there are not exposed wiring connections that are not secured inside of a jbox.

14.10.1 Bees or Rodents in the attic

Recommendations

FOUND EVIDENCE OF CURRENT OR PAST BEES NESTS IN THE ATTIC

Recommend sealing up any access points and removing the nests as needed.

Recommendation

Contact a qualified professional.

15: BUILDING PERMITS

		IN	NI	NP	O
15.1	Construction Cleanup			X	
15.2	Were Permits Pulled			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

16: MAINTENANCE LIST/SCHEDULE

		IN	NI	NP	O
16.1	Maintenance Schedule	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Maintenance Schedule: Maintenance Item List

Here is a list of **General Maintenance Items** for the home. In order to maintain any home properly, it should become a common practice to perform certain maintenance functions periodically either by yourself or to call a specialized professional. Without proper maintenance, areas of the home can either break down, deteriorate or stop functioning prematurely.

Interior:

Range hood clean filters - (Winter / Spring / Summer / Fall)

Laundry - check for leaking hoses, dryer vent problems, lint build up around dryer or exhaust (Spring / Fall)

Crawlspace - check for unusual odors, standing water, insulation falling down, ductwork disconnected (Winter / Summer)

Attic - use a bright light, look for stains, mold or mildew, look for daylight around penetrations, disconnected vents (Winter / Summer)

Grout - check/maintain all grout, seal twice a year or as otherwise directed on grout sealant (Winter / Spring / Summer /Fall)

Caulking - check/maintain around tubs, shower enclosures, backsplash to counter joints, sinks, etc. (Winter / Summer)

Ceilings/Walls - look for nail pops, cracks, and stains. Address any water stains promptly, repair leaks. Note any significant changes that may indicate problems. Fill /repair/paint as needed. (Winter /Summer)

Window Sills/Trim - check and caulk/paint as necessary (Winter /Summer)

Safety Equipment Checks - replace batteries and test all smoke & carbon monoxide detectors. Check fire extinguishers, test all GFCIs outlets/breakers and all AFCIs breakers in panel (if equipped) (Spring /Fall)

Windows/Sliding Doors - clean tracks and lubricate mechanisms. Repair any locks or faulty counter balances. (Spring / Fall)

Doors - check weather striping, caulk, door sweeps, stops, caulk and paint/stain (Spring / Fall)

Cabinets - check adjust tighten all doors, hardware, hinges, catches (Winter / Summer)

Air filters - change/clean them during heating or cooling season, more frequently if you have pets or allergies. (every 60 days during heating/cooling seasons. Adjust to longer intervals if the filter appears too clean)

Fan forced electric wall heaters - vacuum and clean Heating systems (Fall)

Oil furnaces and all boilers systems - have professional check and repair annually (Fall)

Gas forced air furnaces - have professional checks at 5 years, 10 years and then every year thereafter (** Make sure you have working carbon monoxide detectors annually **)

Exterior:

Wash - vinyl siding, bricks, balconies (Spring)

Siding - inspect, caulk, repair/paint/stain as required (Spring / Fall)

Decks - stain/paint as required. Check posts, beams, railings, pickets, stairs and handrails regularly. If there is any significant movement, rot, loose railings, etc., repair or replace at once. (Winter / Spring / Summer / Fall)

Balconies - if you have waterproof balconies, clean and inspect for any leaks, check drains (Winter / Summer)

Gutters and Downspouts - clean, check mounts, drains, look for leaking end caps or joints repair as needed (Spring / Fall)

Drains - check drains in driveways, stairwells and yards frequently during rainy periods (Winter / Spring / Fall)

Sprinkler systems - assure they are not soaking the home or crawlspace vents, etc (Spring / Summer / Fall)

Hose bibs - winterize non frost free spouts, disconnect all hoses (Winter)

Landscaping - keep all plants trimmed away from the building, keep mulch from getting closer then 3 from siding (Spring / Summer)

Other optional equipment If you have a **septic**, keep it pumped regularly. (Have it checked at 3-5 years depending on the size of your family and usage)

Be sure to maintain **wells**, (periodic shocking and testing recommended.)

If you have a **sump pump**, test it yearly.

Be sure to **walk around your home in the rain** and see how the gutters, downspouts, splash-blocks & drains are working. Never allow water to puddle next to the home or to come in contact with the structure.

17: WAC (EXCLUSIONS AND LIMITATIONS)

		IN	NI	NP	O
17.1	WAC Standards of Practice				

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

STANDARDS OF PRACTICE

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof / Gutters / Chimney
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Heating/Fireplace

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

WAC (Exclusions and limitations)

WAC 308-408C-030
EXCLUSIONS AND LIMITATIONS.

Inspectors are not required to:

(1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.

(2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.

(3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

(4) Determine the operating costs of any systems or components.

(5) Determine the acoustical properties of any systems or components.

(6) Operate any system or component that is shut down, not connected or is otherwise inoperable.

(7) Operate any system or component that does not respond to normal user controls.

(8) Operate any circuit breakers, water, gas or oil shutoff valves.

(9) Offer or perform any act or service contrary to law.

(10) Offer or perform engineering services or work in any trade or professional service other than home inspection.

(11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a preinspection agreement.

(12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.

(13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.

(14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.

(15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

(16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.

(17) Dismantle any system or component, except as explicitly required by the SOP.

(18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.

(19) Inspect or comment on the condition or serviceability of elevators or related equipment.

(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.