



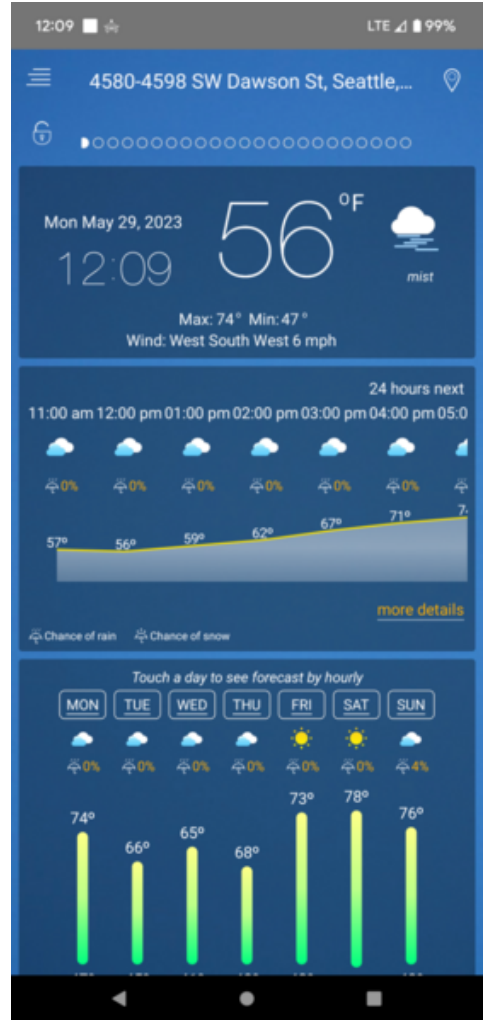
**SUMMARY**  
 5303 46th Ave SW, Seattle, WA 98136  
 Bryan Bentrott  
 May 29, 2023

Jens Stolsig  
 WA Inspector #22004108  
 Titan Inspection Services  
 206-451-1120  
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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.



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#### 1.4.2 Utilities

### **ALL UTILITIES ON**

All utilities were on at the time of the inspection.

 Observations

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#### 1.5.1 Natural Hazards

### **NO SIGNIFICANT HAZARDS TO NOTE**

 Observations

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#### 2.1.1 Sewer/Septic

### **SEWER SCOPE PERFORMED**

 Recommendations

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. :)

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### 3.1.1 Driveway

#### **DRIVEWAY OK**



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.



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### 3.1.2 Driveway

#### **DRIVEWAY CRACKING - MINOR**



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.

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### 3.3.1 Foundation - Slab on Grade

#### **FOUNDATION CRACKS - MINOR**



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.

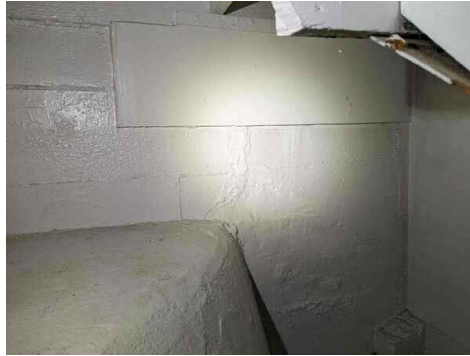
**\*Recommend sealing any foundation cracks with epoxy on houses with finished basements. Sometimes basements get finished on the inside and the concrete walls are not properly sealed. It's always a good idea to seal any cracks to impede any water from getting in when it rains.**

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

[Click here for the link](#)

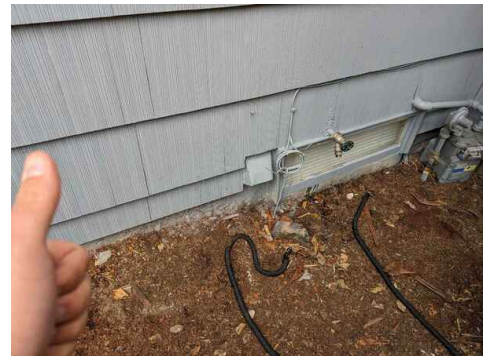
Recommendation

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

## GAS FUEL LINE PIPING IS STARTING TO RUST

 Observations

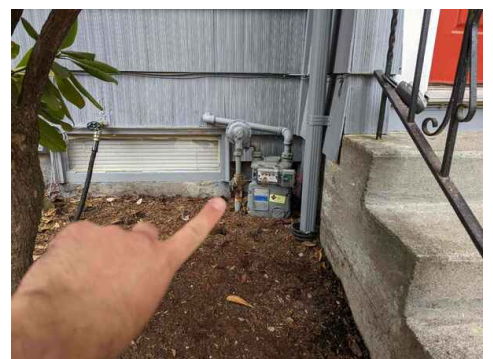
Recommend painting with rust inhibiting paint to prevent holes from developing.

Here is a link for some of that paint:

[Click here for the link](#)

Recommendation

Recommended DIY Project



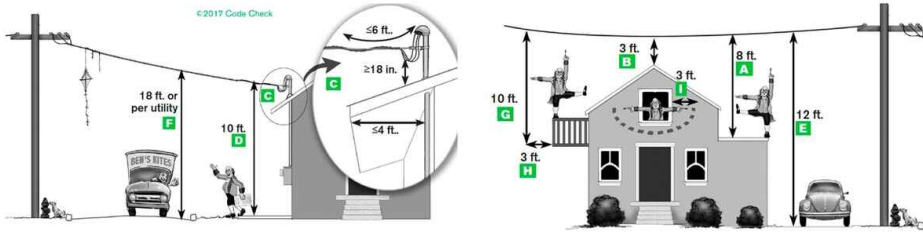
### 3.11.1 Electrical Service Wires

## ELECTRICAL SERVICE WIRE DOES NOT HAVE THE PROPER CLEARANCE

 Recommendations

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

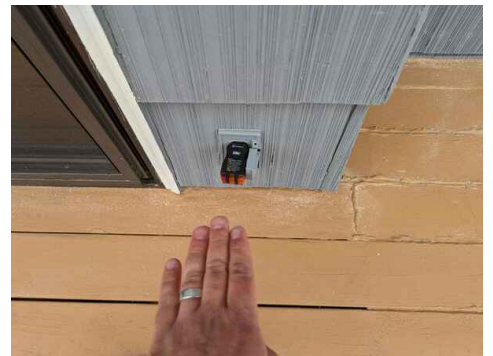


### 3.13.2 Electrical Plugs EXTERIOR PLUGS ARE NOT GFCI PROTECTED

 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.



#### 4.1.1 Walkways & Porch

### 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

### 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.

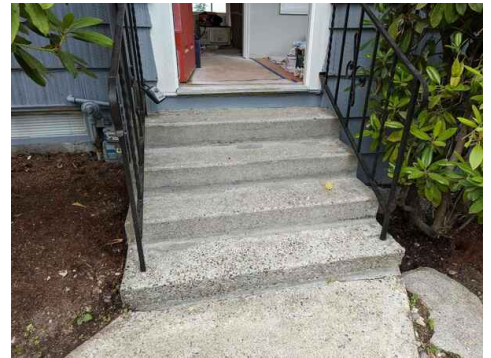
Recommendation

Contact a handyman or DIY project



#### 4.3.1 Exterior Stairs

### STAIRS - OK



#### 4.3.2 Exterior Stairs

### THE SET OF STAIRS ARE NOT ALL THE SAME HEIGHT

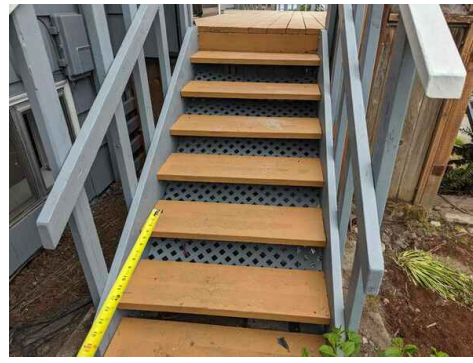


The stairs are functional but can pose a trip hazard when they are different sizes. The standard stair height should be 7 3/4" and they should all be within 3/8" of each other. Just wanted to make you aware.

Recommendation

Contact a qualified professional.





#### 4.3.3 Exterior Stairs

### CRACK IN CONCRETE PATH OR STEPS

 Observations

Recommend sealing cracks with Portland cement as needed.

Recommendation

Contact a handyman or DIY project



#### 4.4.1 Exterior Railings

### EXTERIOR RAILINGS - OK

 Observations



#### 4.4.2 Exterior Railings

### NO RAILING

 Recommendations

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  
**RAILINGS ARE ROTTING**

Recommend repair or replacement as needed.

Recommendation  
Contact a qualified professional.



4.5.1 Decking Boards  
**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  
**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

### DECK UNDER FRAMING IS ROTTING



Recommend replacing any rotting wood as needed.

Recommendation  
Contact a qualified professional.

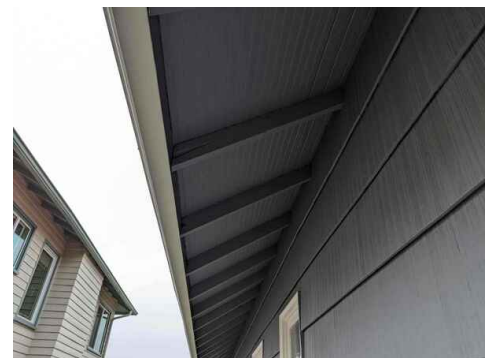


#### 5.1.1 Eaves/Soffits

### EAVES/SOFFIT - OK



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



5.1.2 Eaves/Soffits  
**COULD USE MORE SOFFIT VENTILATION**

 Recommendations

Recommend adding some additional soffit vents for good cross ventilation.

Recommendation  
Contact a qualified handyman.



5.2.1 Exterior Doors/Hardware  
**DOORS - OK**

 Observations

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



5.2.2 Exterior Doors/Hardware  
**DOOR - EXPOSED WOOD DOORS REQUIRE ADDITIONAL MAINTENANCE**

 Observations

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  
**WEATHERSTRIPPING MISSING OR NOT THICK ENOUGH**

 Observations

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 **EXTERIOR DOOR THRESHOLD NEEDS SUPPORT**

 Observations

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 **SLIDER - OK**

 Observations

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



#### 5.5.1 Windows **WINDOW APPEARS TO HAVE A BROKEN SEAL**

 Recommendations

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 **WINDOW - BROKEN**

 Recommendations

Recommend replacement.

Recommendation  
Contact a qualified window repair/installation contractor.



### 5.5.3 Windows

#### ALUMINUM WINDOWS/SLIDER

 Observations

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.

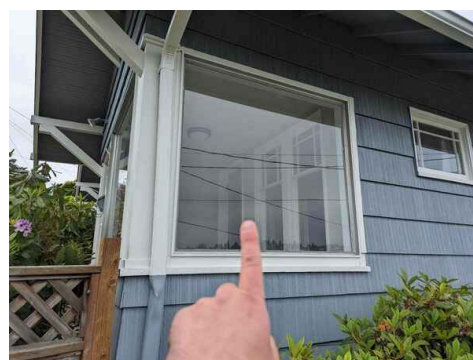


### 5.5.4 Windows

#### SINGLE PANE WINDOWS

 Observations

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

#### SIDING - OK

 Observations

The siding is in good condition at this time.



### 5.6.2 Siding

#### SIDING - GROUND CLEARANCE

 Recommendations

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

#### **SIDING - THERE ARE A FEW HOLES TO FILL/SEAL**

Recommendation  
Contact a qualified carpenter.

 Recommendations



### 5.7.1 Siding Damage

#### **NO SIDING DAMAGE TO NOTE**

 Observations

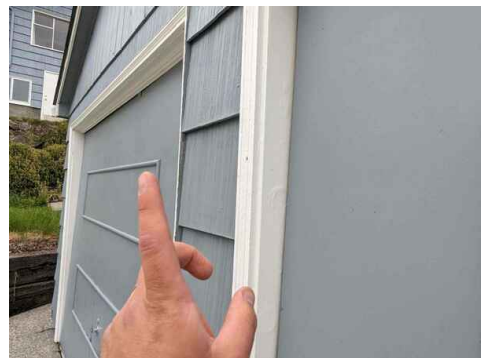
### 5.8.1 Siding Paint

#### **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.

 Recommendations



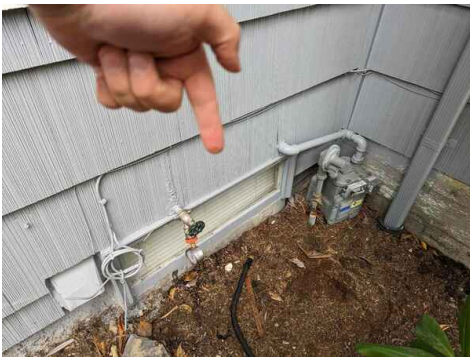
### 5.9.1 Flashing for Siding

#### **FLASHING - MISSING**

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

Recommendation  
Contact a qualified professional.

 Recommendations



### 5.10.1 Fascia and Trim **EXTERIOR TRIM - NEEDS TOUCHUP**

 Recommendations

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 **FASCIA TAILS ARE EXPOSED**

 Observations





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.

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#### 5.10.3 Fascia and Trim

### FASCIA/TRIM ARE ROTTING

Recommendations

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

Recommendation

Contact a qualified professional.



garage

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#### 5.10.4 Fascia and Trim

### RECOMMEND FLASHING FOR THIS TRIM

Observations

Alternatively, this can be caulked/painted regularly.

Recommendation

Contact a qualified professional.



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#### 6.1.1 Vegetation, Yard Stuff

### WOOD SITTING IN THE YARD EXPOSED TO THE ELEMENTS

Observations

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  
**NO PROBLEMS**

 Observations

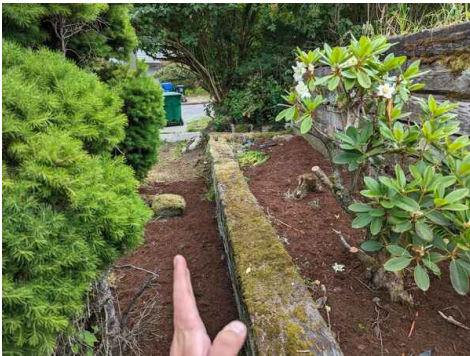
There were no visible tree or bush problems.

6.7.1 Grade and Retaining Walls  
**RETAINING WALL IS LEANING**

 Recommendations

Retaining wall is failing. Recommend qualified contractor to repair.

Recommendation  
Contact a qualified landscaping contractor



7.1.1 Roof Accessibility  
**WALKED THE ROOF**

 Observations

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

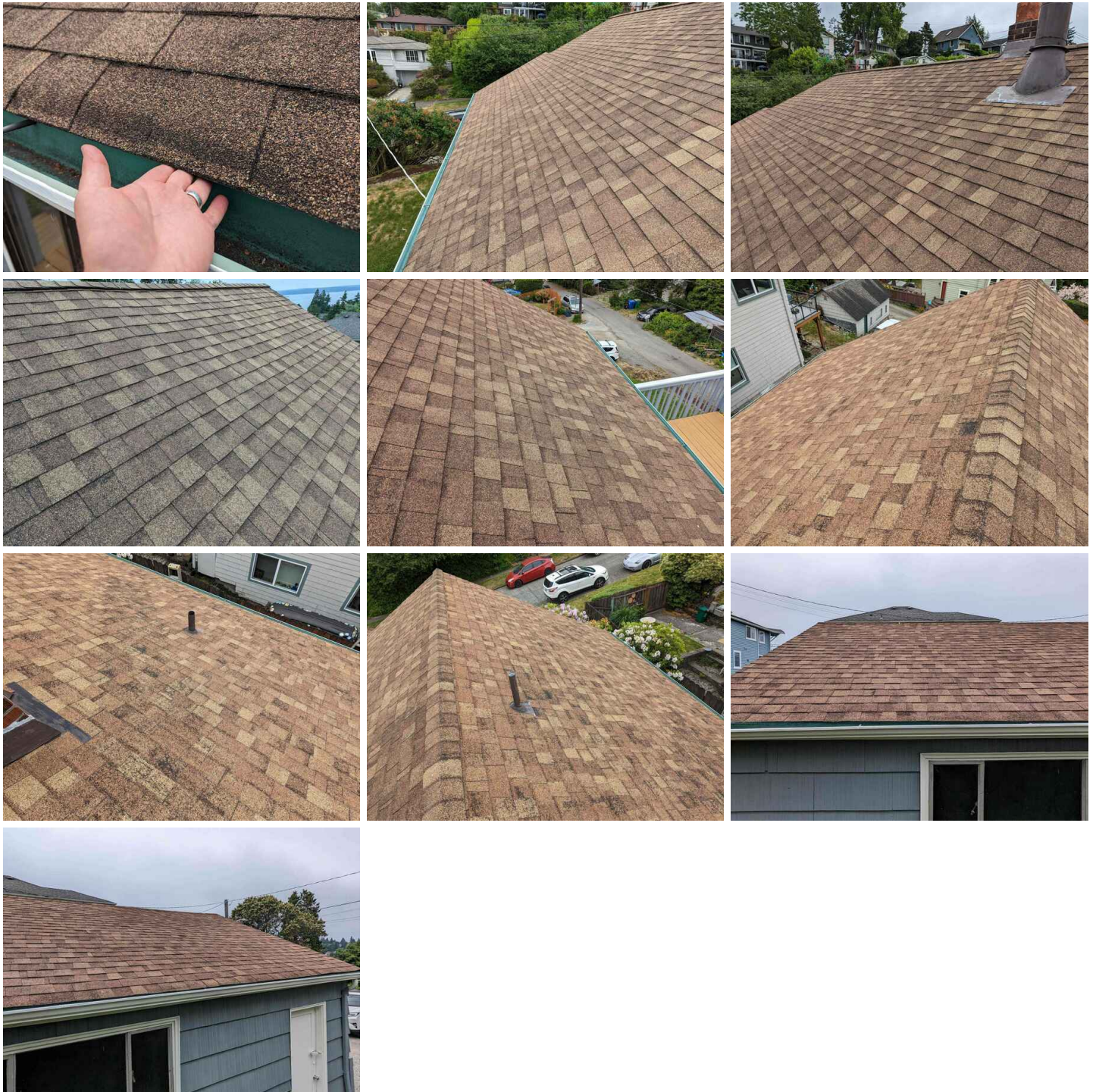
## THE ROOF ON THE HOUSE APPEARS TO BE IN FUNCTIONAL CONDITION AT THIS TIME

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](#)



**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

**#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

**ROOF VENTS ARE OK**

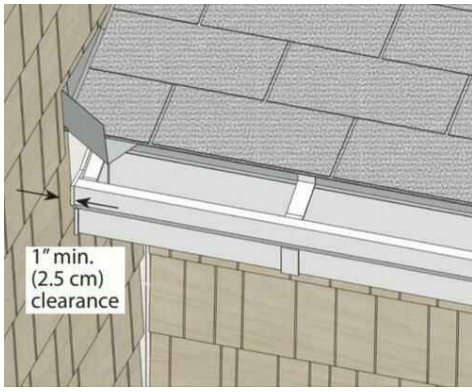
## 7.7.1 Flashings

**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 eave. 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

## FLASHING - MISSING

 Recommendations

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

## PLUMBING VENT - OK

 Observations

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

## COMBUSTION VENT IS RUSTING

 Recommendations

Recommend painting in the short term and eventual replacement.

Recommendation

Contact a qualified professional.



7.10.1 Gutters  
**GUTTERS - OK**

 Observations

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  
**GUTTER LOOSE OR NOT PROPERLY ATTACHED**

 Observations

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  
**GUTTERS CAN BE TRICKY TO UNDERSTAND DEPENDING ON CONDITIONS**

 Recommendations

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  
**DOWNSPOUT NOT PROPERLY ALIGNED WITH UNDERGROUND DRAINAGE SYSTEM**

 Recommendations


Recommend properly connecting the downspouts to the underground drainage system

Recommendation  
Contact a handyman or DIY project



7.12.2 Downspouts

**DOWNSPOUTS DRAIN AWAY FROM THE HOUSE**

 Observations



7.13.1 Chimney - Brick

**CHIMNEY - OK**

 Observations

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

**CHIMNEY - NO CAP/SPARK ARRESTOR**

 Recommendations

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  
**CHIMNEY UNLINED**

 Recommendations

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 **COUNTER FLASHING - INSTALLED USING SEALANT ONLY**

 Recommendations

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.



### 8.1.1 Doors **MISSING DOORS**

 Observations

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



### 8.1.2 Doors **INCORRECT TYPE OF DOOR TO SEAL OFF COMBUSTION FROM BEDROOM**

 Recommendations

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

## 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

## WINDOWS ARE PAINTED SHUT



Just wanted to make you aware.

Recommendation

Contact a qualified professional.



### 8.4.1 Floors - General Condition

## KEEP AN EYE ON FLOORING TRANSITIONS



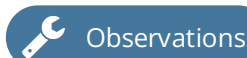
I recommend keeping an eye on these areas and getting in the habit of stepping over them instead of directly on them. Not taking care of these areas will result in the flooring surfaces deteriorating or wearing out prematurely.

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

## 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](#)

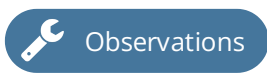
Recommendation

Contact a qualified professional.



### 8.5.1 Floors - Carpet

#### **CARPET - OK**



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



### 8.6.1 Floors - Hardwoods/Laminate

#### **THERE ARE A FEW BLEMISHES IN THE FLOOR**



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

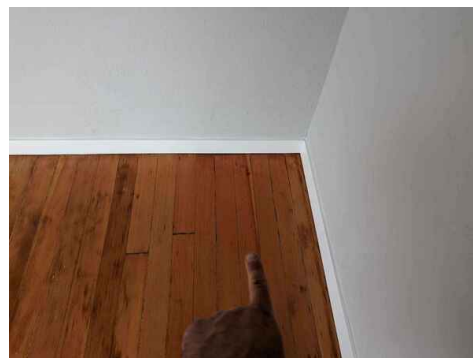
\*Here is a link for a marker that you can use to touch up scratches if you want:

[Click here for the link](#)



### 8.6.2 Floors - Hardwoods/Laminate

#### **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](#)

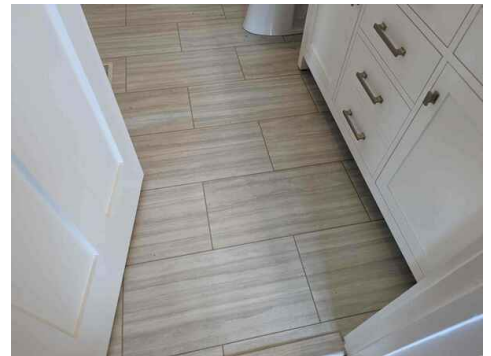
\*Here is a little video showing you how to fill the gaps in the floor:

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

---

8.7.1 Floors - Vinyl  
**VINYL FLOORS - OK**

 Observations



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8.9.1 Walls and Ceilings  
**WALLS AND CEILINGS HAVE AREAS THAT NEED ATTENTION**

 Recommendations

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**

Exterior wood doors should be properly painted.



8.13.1 Cabinets

**CABINETS - OK**

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



8.13.2 Cabinets

**CABINETS NEED ADJUSTMENT**

Recommend adjusting drawers, doors or shelves as needed.

Recommendation  
Recommended DIY Project



8.14.1 Countertops

**COUNTERTOPS - OK**



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



#### 8.14.2 Countertops

**RECOMMEND ATTACHING THE SINK TO THE FLOOR**

 Observations



#### 9.1.1 Garbage Disposal

**DISPOSAL - OK**

 Observations

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



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



### 9.3.3 Oven/Cooktop

## RANGE - NO ANTI-TIP DEVICE



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

## MICROWAVE - OK



Microwave is working at the time of inspection.



### 9.5.1 Range Hood

## 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  
**REFRIGERATOR - OK**

 Observations

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



9.7.1 Washer/Dryer  
**WASHER/DRYER**

 Observations

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

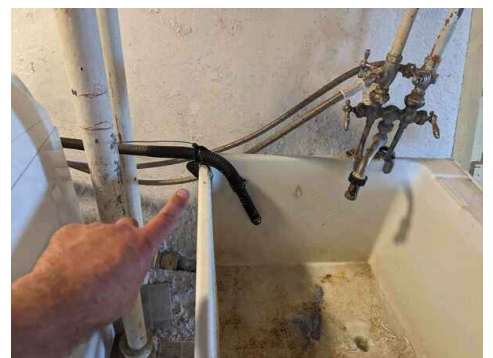


9.7.2 Washer/Dryer  
**WASHER IS DRAINING INTO A UTILITY SINK**

 Recommendations

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

Recommendation  
Contact a qualified plumbing contractor.



9.7.3 Washer/Dryer  
**APPLIANCE IS PLUGGED INTO AN EXTENSION CORD**

 Recommendations



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.



#### 10.1.1 Main Water Shut-off Device

### MAIN WATER SHUT OFF



Observations

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



#### 10.2.1 Kitchen Sink/Faucet

### THE KITCHEN FAUCET IS OK



Observations



#### 10.3.1 Hammer Valves

### HAMMER VALVES FOR DISHWASHER, WASHING MACHINE AND ICE MAKERS



Observations

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

### DRAINS AND VENTS - OK



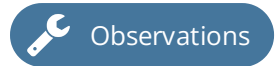
Observations

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.



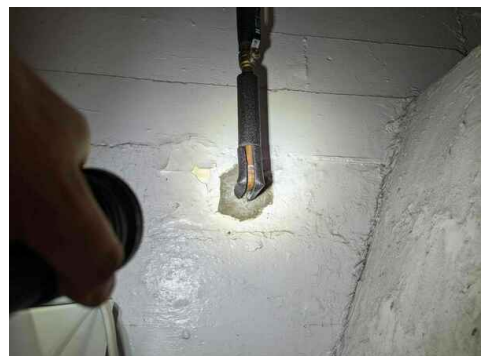
#### 10.5.1 Sewer Line **SEWER CLEAN OUT**

The sewer cleanout is located in the basement.



#### 10.6.1 Water Piping **WATER LINES ARE OK**

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**

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 **GALVANIZED PIPING - WILL NEED REPLACING OVER TIME**

 Recommendations

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

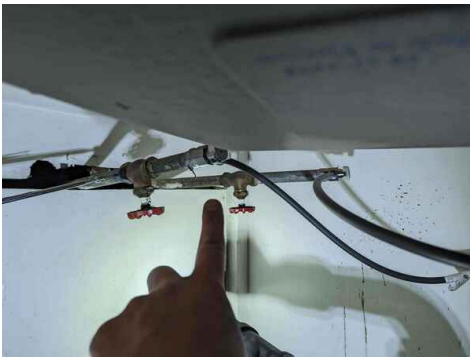


### 10.6.5 Water Piping **NEED A DIELECTRIC UNION**

 Recommendations

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

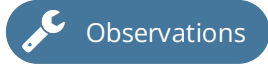
Recommendation  
Contact a qualified professional.



### 10.7.1 Water temperature

## WATER TEMPERATURE PICTURE

The standard temperature is 120 degrees.

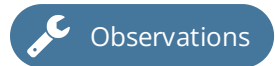


### 10.7.2 Water temperature

## ADJUSTING CONVENTIONAL TANK TEMPERATURE

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

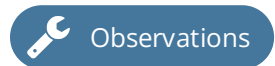
[Click here for the link](#)



\*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

## SINKS - OK



### 10.9.1 Faucets

## FAUCETS - OK



10.10.1 Toilets  
**TOILETS - OK**

Toilets were working ok at time of inspection.



10.11.1 Tub Itself  
**TUB WAS FUNCTIONAL AT THIS TIME**

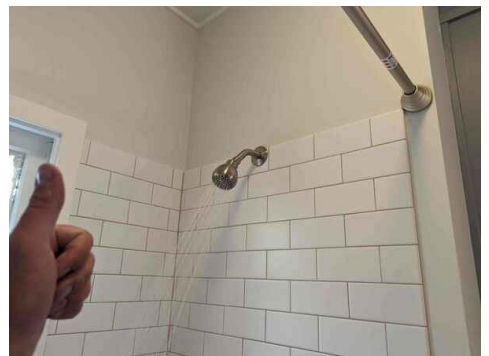


10.12.1 Tub Controls  
**TUB CONTROL VALVE - OK**

Tub valve was functioning ok at this time.



10.13.1 Tub Shower Head  
**SHOWER HEAD - OK**



10.14.1 Tub Surround/Door  
**TUB CAULK - OK**



#### 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.



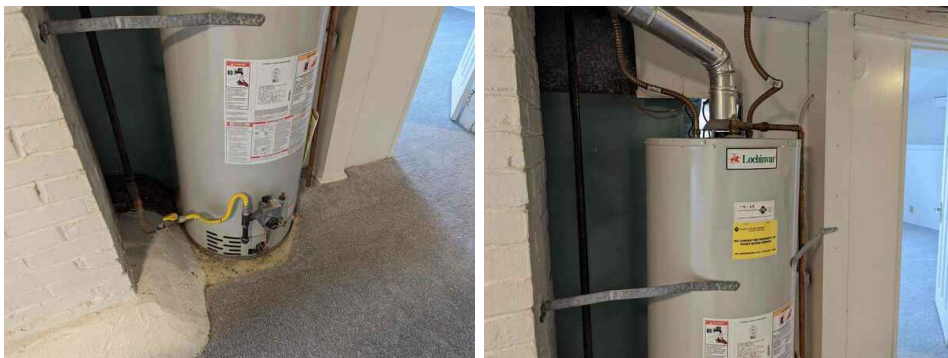
#### 10.16.1 Water Heater Itself

### 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

### THE WATER HEATER APPEARS TO BE OVER 10 YEARS OLD



Recommendations

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

### NEEDS PROPER WATER HEATER STRAPS

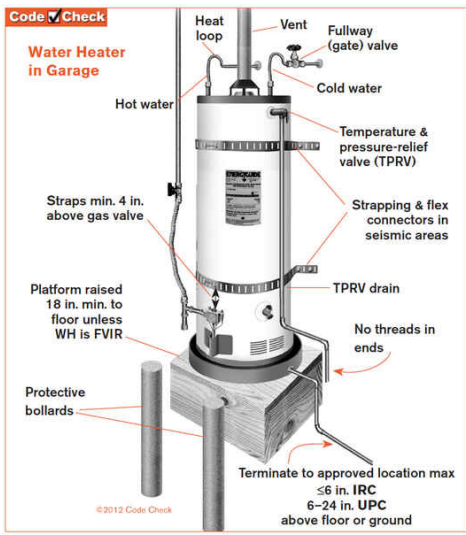


Safety Hazard

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  
**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**



11.1.1 Heating System  
**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

#### 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.

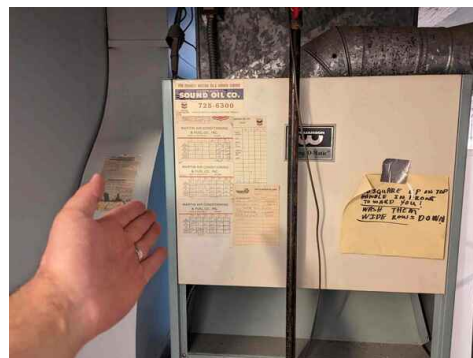
[Click here for a resource](#) on the importance of furnace maintenance.

\*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

#### ELECTRONIC AIR FILTER - WORKING AT THIS TIME





### 11.3.1 Thermostat

## THERMOSTAT - OK


 Observations

The thermostat is working at this time.

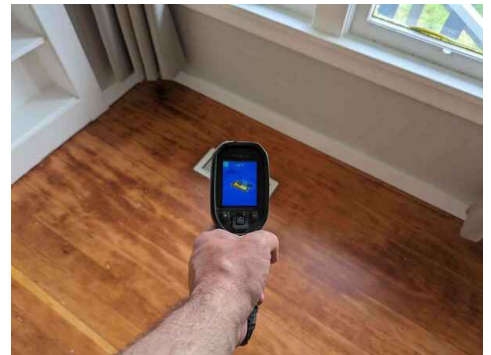


### 11.4.1 Ductwork/Radiators

## THE REGISTERS APPEAR TO BE PRODUCING HEAT

 Observations

The registers were showing heat at the time of inspection.



### 11.5.1 Fuel Line

## FUEL LINES OK

 Observations

### 11.6.1 Vents and Flues

## FURNACE AND WATER HEATER FLUE VENTS TO CHIMNEY

 Recommendations

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



**PANEL - OK**

The electric panel appears to be operational at this time.



**BRANCH CIRCUIT WIRING - OK**

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



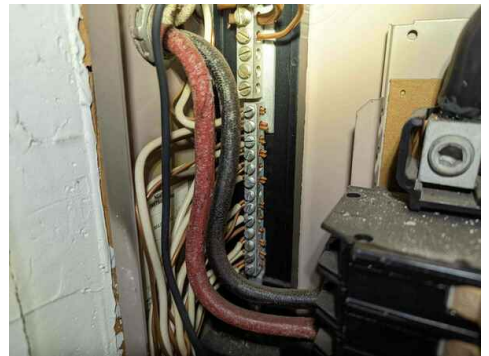
**MORE THAN ONE NEUTRAL OR GROUND WIRE IS SECURED UNDER ONE LUG**

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.



**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

#### 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

#### 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.

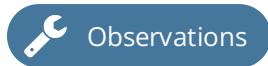
##### Recommendation

Contact a qualified electrical contractor.



### 12.8.1 Switches

#### SWITCHES - OK



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

### 12.9.1 Plugs

#### 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

#### JUNCTION BOXES - OK



### 12.11.1 GFCI & AFCI

#### 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  
**CEILING FANS ARE OK**

 Observations



12.13.1 Smoke Detectors  
**SMOKE DETECTORS - OK**

 Observations

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  
**CO DETECTORS - OK**

 Observations

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](#)

13.1.1 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

#### **GARAGE DOOR - NEEDS ADJUSTMENT/REPAIR**

 Recommendations

Recommendation  
Contact a qualified garage door contractor.



13.7.1 Roof framing (Detached Garage)  
**RECOMMEND POSITIVE CONNECTING  
HARDWARE THROUGHOUT**

 Observations

This will strengthen the roof framing.

Recommendation  
Contact a qualified professional.



13.7.2 Roof framing (Detached Garage)  
**ROT WAS NOTED IN THE ROOF  
FRAMING**

 Recommendations

Recommend replacing any rotting wood as needed.

Recommendation  
Contact a qualified professional.



13.7.3 Roof framing (Detached Garage)  
**THE SIDES OF THE ROOF RAFTERS ARE NOT  
HELD DOWN WITH HURRICANE CLIPS**

 Observations

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)  
**RECOMMEND A STRUCTURAL PEST  
INSPECTOR**

 Observations

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)  
**LONG SPAN**


 Recommendations

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.



#### 14.1.1 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 **EVIDENCE OF PAST OR CURRENT ROOF LEAK**

 Recommendations

Recommend further evaluation and repair by a competent roofer.

Recommendation  
Contact a qualified professional.



Detached garage

#### 14.4.1 Attic Insulation

### ATTIC INSULATION THICKNESS IS NOT UP TO CURRENT ENERGY CODE



Observations

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

### APPEARS TO HAVE VERMICULITE INSULATION



Observations

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

### NEED MORE ATTIC VENTILATION



Recommendations

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

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



Observations

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.



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14.10.1 Bees or Rodents in the attic  
**FOUND EVIDENCE OF CURRENT OR  
PAST BEES NESTS IN THE ATTIC**



Recommendations

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

Recommendation

Contact a qualified professional.

