

# INFORMATION NOTES

The following information sets the stage for the conduct of this inspection as well as describing conditions pertinent to the inspection. In addition, wherever we could, we have provided advice to help our clients preparing for their purchase.

In an emergency, the locations of various shut-offs for the utilities should be readily available and well known. We have listed and described the locations of those controls in the section which follows. We strongly recommend familiarizing yourself and other occupants of this dwelling with their exact locations and operation.

## Weather Conditions at the Start of the Inspection

<b>Start Time</b>	The inspection began at 5pm.
<b>Weather Conditions</b>	The weather/sky was Cloudy.
<b>Temperature</b>	The temperature was in the range of 50-60 degrees F.

## The Age of the Dwelling

The dwelling was reported to be (36) years old.

## The Orientation of the Dwelling

For the purposes of direction, comments in this report are written as if the inspector were standing at the Front of the property and looking in from the main street or driveway.

For the purpose of identification and reporting, when viewed from the main roadway, the Front of this building faced West.

## The Person(s) Who Attended the Inspection

The person who attended the inspection was the Client.

## Location of Main Water Shutoff

The domestic water supply main shutoff valve was in the Crawl Space.

## Location of Main Electrical Distribution Panel

The main electrical distribution panel was located in the Kitchen.

## Location of the Main Electrical Power Shut Off

The electrical panel did not have a main single power shut off. It consisted of turning multiple breakers off in the panel to shut off all power.

## Location of the Electric Meter

The main electrical meter was located outside on the Front Side of the dwelling.

## Location of the Gas Meter and Main Gas Shut-Off

The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

The gas meter was located on the Exterior on the Right Side of the dwelling.

## Location of the (GFCI) Ground Fault Circuit Interrupters

### Bathrooms

The GFCI resets for the Bathrooms were located in the Upstairs Hallway Bathroom.

## Location of Heating Filter

The filter for cleaning the Interior air was located inside the furnace at the bottom section below the blower.

## Sewer Cleanout Location

As is custom in modern plumbing practice, a cleanout was located at the base of virtually every sewer system drain. They can be in locations such as the cabinets of the Kitchen, Bathrooms, Laundry Room or just where it dropped below the floors in the Crawl Space, Basement or Garages.

## Important Information on the Scope of This Inspection

*NOTE:* The presence or extent of building code violations was not the subject of this inspection nor was it included in this report. This is not a "Code Inspection". No warranty is offered on the legal use, or uses, of this building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

*NOTE:* Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection.

We recommend review of all appropriate public records by the client, or the client's agent, should this information be desired.

*NOTE:* The presence of extensive furnishings, personal items and decorations necessarily limited the scope of the inspection. For instance, the placement of furniture prevented access to every receptacle.

We recommend the purchaser conduct a thorough pre-closing walk through inspection immediately before the close of escrow.

## Summary Comments About The General Construction Of The Dwelling

Based on the inspectors observations, this dwelling was judged to be of standard quality, in need of maintenance, minor repairs or upgrades for a dwelling of this age. Information of the conditions have been described in this report. Some additional reportable conditions will, in all likelihood, be discovered in the course of repairs or upgrading.

**We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.**

# SITE AND GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions, repairs are usually noted in the form seventeen.

## **Descriptive Information About the Building Site and and Grounds**

<b>Topography</b>	The general topography (surface) of the lot could be best described as Uneven.
<b>Driveways</b>	The driveway surface was Asphalt on grade.
<b>Walkways</b>	The walkway(s) was surfaced with Concrete on grade.

## **Grading Of The Area**

<b>Grading</b>	The surface grading was generally in acceptable condition around the structure.
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## **Driveway**

<b>Condition</b>	The asphalt driveway was in marginally acceptable condition, but had weathered to a point where repair and preventive maintenance is necessary to prevent rapid deterioration of the surface. <i>SUGGESTION:</i> Cracks could be sealed to prevent water intrusion and extend the effective service life of the existing pavement. Eventual replacement of the pavement by a qualified contractor is recommended.
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## **Walkways**

Slight cracking of the walkway was observed. This is primarily a cosmetic issue and no action is indicated.  
This condition was observed on the Front Side.

## **Vegetation Considerations**

The encouragement of vegetation in close proximity to structure is contrary to the best interests of the structure. If foundation plantings are healthy and their roots are kept moist from irrigations, the moisture is held close to the foundation causing deterioration of the concrete, cracking and often leading to possible water penetration of Crawl Space or Basement. Foundation plants and trees should be located so that their branches and roots will be several feet away from the building when they are fully grown.

Existing shrubs and trees that encroach upon the dwelling should be cut back and new plantings put in that will not encroach on the dwelling. As the new plantings grow, the older vegetation can be removed.

## **General Comments**

The Exterior Sites and Grounds were inspected adjacent to the structure only. Any exceptions that need addressed will be noted above or in the Summary Review.

# BUILDING EXTERIOR

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement.

Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed, the materials or their nature of construction and condition of the underneath cannot be determined. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

## Descriptive Information About the Exterior

<b>Siding Type</b>	The primary Exterior wall covering(s) was Vinyl siding.
<b>Exterior Windows</b>	The Exterior window material(s) were (PVC) vinyl clad.
<b>Foundation Type</b>	The foundation type, or design, was a combination of posts and piers with perimeter foundation walls and a slab on grade with perimeter wall framing.

## The Foundation As Viewed From The Exterior

<b>Condition</b>	Several of the concrete blocks were crushed and/or damaged. <i>SUGGESTION:</i> All damaged units need replacing.
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## Vinyl Siding

Sections of the vinyl siding were damaged.  
*SUGGESTION:* We recommend repair or removal and re-installation by a siding contractor to industry standards.  
This was observed on the Left Side.

## Exterior Doors

The Exterior doors appear generally in acceptable condition.

## Exterior Windows Frames and Sills

The windows were in generally acceptable condition.

## Downspouts

Runoff water from the roof discharged next to the dwelling.  
*SUGGESTION:* We recommend the downspouts be routed sufficiently away from the foundation to prevent puddling, pooling and saturation of the soil. This will reduce the likelihood of water entry concerns.

**Condition Loose/  
Detached/  
Clogged**

The downspout(s) section(s) were detached.  
*SUGGESTION:* The downspouts section(s) should be secured to restore normal function.  
This condition was observed on the Front Side.



### Crawl Space Ventilation

The frames around the crawl vent screens were deteriorated and in the dirt. This leads to pest conditions.  
*SUGGESTION:* We recommend that all affected wood frames be replaced. This was observed on Several Sides.

### Exterior Trim

The Exterior trim where accessible was properly installed and in serviceable condition. Routine maintenance will prolong its service life.

### Fascia

**Description**

The fascia boards are the vertical boards that enclose the overhang under the eave that runs along the roof edge and some installations are behind the gutters.

**Condition**

Some sections of the fascia boards were damaged.  
*SUGGESTION:* All fascia boards should be repaired or replaced to restore it to their proper function.  
This condition was observed on Several sides of the dwelling.



### Eaves and Soffits

**Condition Eaves and Soffits**

The eaves and/or soffits are the areas the overhang the roof's edge. These areas were properly installed and in serviceable condition. We suggest that a periodic inspection be performed of the eave vent screens to confirm that they are not torn or damage by birds. Repairs of any damaged screens should be repaired promptly to deny future insect or bird entry.

### Patio Covering

**Type**

**Condition**

The patio is part of an extension of the roofing material.  
One or more of the panels in the patio were damaged to where replacement would be the most practical course of action.



## Exterior Decks

### Condition

Deteriorated, rotted and/or insect damaged deck boards were observed throughout the deck.

*SUGGESTION:* Replacement of all damaged board materials is recommended. The extent of damage to the deck members will not be known until repairs are in progress.

This was observed on the Front Side.



## Exterior Deck Supports

Sections of the support posts for the deck are rot damaged, affecting the dependability of the deck/roof supports.

*SUGGESTION:* Replacement is recommended where necessary. A thorough inspection of all supports should be performed and replaced as necessary.

This was observed at the Rear Side.



## Exterior Stairs

The stairs were non conforming in size and/or width.

*SUGGESTION:* We recommend that the stairs be repaired or replaced as per industry standards.

This condition was observed on the Front Side.

## Exterior Railings

### Missing/Grip

No railings were provided where needed.

*SUGGESTION:* Railings should be installed with normal industry trade practices to reduce the potential for personal injury.

This condition was observed on the Front Side.



## Gas Meter/Piping Installation

A proper emergency seismic shut off wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut off the gas to the entire dwelling.

The gas piping was in acceptable condition where accessible. No evidence of leaks were detected at any of the exposed gas pipe. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

*SUGGESTION:* We recommend that all exposed sections of gas piping be prepped and painted with a rust inhibitor coating to help prevent future deterioration or rusting of the pipes.

## Electrical

### Light Fixtures

Exterior light fixture is missing.

*SUGGESTION:* Replacement is recommended to restore the lighting in this area.

This was observed on the Front Side.

## Pest Control Considerations

Wood and/or firewood was observed to be stored directly on the ground near, or in direct contact with the dwelling. This creates a condition conducive to wood destroying organisms.

*SUGGESTION:* Ideally the wood should be stacked with an approved clearance to prevent damage from WDO's.

## Pest Control Topics

### Conducive Elements Information

Information from the WSDA, a six inch (6") clearance should be maintained between the earth and any wood siding. This will assist in not allowing wood destroying organisms and pests in not entering the dwelling.

A 12" clearance is recommended for vegetation near the siding of the dwelling. This will assist in keeping pests from the siding, and, damage to the siding from wind whipped branches.

Our observations regarding evidence of pests is not a substitute for inspections by a licensed pest control operator or exterminator in the future. We report current visible conditions only and cannot render an opinion regarding their cause or remediation for the future.

## Exterior Vegetation

Bushes were overgrown on one or more side(s) of the dwelling. This can lead to moisture intrusion and path for pest infestation.

*SUGGESTION:* The vegetation should be pruned or removed as part of the maintenance schedule to correct this condition.

## General Exterior Comments

Several areas were observed where lapses in maintenance were evident.

*SUGGESTION:* Maintenance efforts in the way of repair or replacement of the Exterior areas as noted in this report is recommended.

# CRAWL SPACE

Many of the dwelling's structural elements and portions of it's mechanical systems are visible inside the Crawl Space. These include the foundation, portions of the structural framing, the distribution systems for electricity, plumbing and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area.

Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawl Space during the rainy season.

## General Information About The Underbuilding Crawl Space

- Foundation Type**                      The foundation type, or design, was a post and pier with perimeter walls.
- Foundation Material**                The primary foundation material was concrete masonry blocks (CMU) on a poured concrete footing.
- Insulation**                                The thermal insulation material visible under the floors was fiberglass batts.
- The thermal resistance or "R" value was R-19, 5.5".
- Access**                                    The Crawl Space was accessed for a closer examination from an Interior doorway.

## Building Foundation

Major rotation and/or damage of the foundation was observed. This is common in an older foundation of this design. We observed related conditions suggesting the need for immediate repairs.  
*SUGGESTION:* We recommend a contractor evaluate the condition and determine repairs.



## Mudsill

The mudsills were deteriorated in the Crawl Space.  
*SUGGESTION:* A general contractor should evaluate the mudsill and determine what corrective action should be taken.  
 This was observed on Several Sides of the dwelling.



## Piers

The foundation pier(s) has been undermined in one or more sections.

*SUGGESTION:* All sections of the structure foundation which are undermined should be backfilled with approved material by a contractor. Generally, the soil under a pier should not be cut or excavated back more than 45 degrees.

This was observed on the Front Left Side of the foundation.



## Posts

The support posts have performed in an acceptable manner since their original installation and should continue to do so in the future.

## Beams

The girders or support beams for the structure were in acceptable condition at the time of the inspection where accessible.

## Floor Joists

In areas, where the floor joists were visible, they were in acceptable condition.

## Subflooring

There is a hole in the subflooring under the Hallway Bathroom, where the plumbing is installed. This area may allow possible pests to enter the Interior.

*SUGGESTION:* We recommend the hole be sealed with wood or steel wool to eliminate possible rodent and rodent entry.

## Crawl Space Moisture

Evidence of moisture entry and periodic accumulation of water was observed in the Crawl Space area. The water is entering over the foundation footing. This suggests an inadequate or blocked footing drain system.

*SUGGESTION:* We recommend correction of this condition.

## Crawl Space Ventilation

Ventilation of the Crawl Space was adequate at the time of the inspection. We advise that all of the vents be clear of insulation floor batts and Exterior debris at all times to allow adequate ventilation at all times.

## Vapor Barrier

### Vapor Information

An adequate vapor barrier will create a dry air space between the damp soil and the framing, which will limit the amount of moisture that is able to rise into the framing. This also reduces the possibility of future moisture damage which will also help keep the moisture content of the soil at an equilibrium. The preferred material for use as a vapor barrier over soil in the Crawl Space is 6 mil., or thicker, polyethylene often referred to as "visqueen".

### Condition

The soil has been covered with plastic sheeting as required to reduce the moisture levels in the Crawl Space. This is considered a beneficial feature and is required in this jurisdiction. We advise that the plastic always cover all exposed soil.

## Interior Water Supply Piping

The exposed and accessible supply piping in this area were not insulated.

*SUGGESTION:* It is recommend that all exposed sections of the supply pipes be protected with foam insulation to prevent possible damage from freezing during colder weather.

## Drain And Waste Lines

The visible drain and waste lines were in acceptable condition.

## Vent Lines

The vent lines for the waste system which were visible were in acceptable condition. No action is indicated.

## Gas Piping

The gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed areas. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

## Electrical

### Wiring

Several uncovered junction boxes were observed in multiple areas.

*SUGGESTION:* The open junction boxes should be enclosed with an approved cover plates to comply with industry standards.



## Heating Air Distribution Ducts

### Condition

One or more of the ducts were damaged or crushed.

*SUGGESTION:* All damaged ducts or sections should be repaired or replaced as necessary.



## Floor Insulation

There were several areas where the insulation has come loose, fallen down and/or damaged by rodents, leaving areas without insulation.

*SUGGESTION:* All displaced or improperly installed insulation should be secured back in place, and new insulation installed where necessary.

## Pest Control Topics

### Ants/Termites/ Beetles

Conditions in the Crawl Space were conducive to various types of wood destroying organisms.

*SUGGESTION:* We advise that all conducive conditions be eliminated.

## Pest Control Issues In The Crawl Space

Form-wood, cardboard on the ground or around the piers and/or scrap wood was left on the soil or at the base of the foundation in the Crawl Space. Cellulose debris can easily harbor wood destroying organisms.

*SUGGESTION:* Removal of all wood or other material containing cellulose in direct contact with the soil is recommended, to reduce a condition conducive to infestation by wood destroying organisms.



Evidence of rodent activity was discovered.

*SUGGESTION:* Bait and/or traps should be set and monitored. A exterminator should be called if needed.

## GARAGE/CARPORT STRUCTURE

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of fire walls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

### General Comments About The Roof

**Condition**

A examination of the roof's covering conditions, which we have noted in this report, have led us to the conclusion that the present roof's covering has reached the end of it's service life.

*SUGGESTION:* We recommend making provisions for immediate replacement.

# ROOF

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection.

**These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance.** Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period.

This report is issued in consideration of a foregoing disclaimer in the future. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

## Useful Descriptive Information About This Roof

<b>Area</b>	The roof described in this section covered the Dwelling only.
<b>Slope</b>	The slope or pitch of this roof was both Steep and Medium.
<b>Covering Material Layers</b>	The material in the roof covering was Asphalt-composition shingles. Our examination of the roof revealed the amount of material in place. This was One layer.
<b>Covering Age</b>	The present top roof covering was estimated to be (8) year(s) old.
<b>Drainage Type</b>	Water from the roof was drained through a system of gutters and downspouts.

## Inspection Method For This Roof

The inspection of the roof was conducted from the roof surface. The inspector walked on the surface and visually examined the accessible roofing components.

## Composition Shingles

The roofing surface was properly installed and was in acceptable condition for the age of the surface.

## Flashings Overall

The accessible connection and penetration flashings are in acceptable condition. Any exceptions are noted below.  
*SUGGESTION:* The connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

## Plumbing Vents

The plumbing vents were in acceptable condition.

## Roof Vents

The accessible roof/attic vents are properly installed and are performing their intended function.

## Gutters

**Material/Type**

Roof runoff water was collected and channeled to the gutters attached to the fascia boards or to the ends of the rafters along the edge of the roof. The gutters were made of Plastic.

**Condition**

Sections of the gutters were damaged.  
*SUGGESTION:* All damaged, rusted or rotted gutters should be repaired or replaced in accordance with industry standards.  
 This was observed on Several Sides.



**Condition**

Sections or all of the gutters were missing.  
*SUGGESTION:* We recommend that all missing gutters be replaced.  
 This was observed on Several Sides.

The gutters were leaking at one or more joints.  
*SUGGESTION:* All gutters joint sections should be repaired or replaced in accordance with industry standards.  
 This was observed on the Front Side.

## Chimney On Roof

**Condition**

The chimney(s) was damaged or deteriorated and, in our opinion, was no longer in acceptable condition.  
*SUGGESTION:* The chimney(s) should be replaced.

## Debris Considerations

Moss, lichen and/or debris from trees was observed on the roof surface. This will restrict drainage off the roof and into the gutters/downspouts.  
*SUGGESTION:* Debris on the roof should be cleaned and removed to reduce the potential for damage to the roofing materials.

Trees near the dwelling have overhanging branches and/or branches in contact with the roof surface, which may cause damage to the roof surface. This condition may also cause the obstruction of roof water runoff and is a access for rodents, animals and carpenter ants.  
*SUGGESTION:* All overhanging or touching branches in contact of the roof surface should be trimmed to eliminate this condition.

## General Comments About The Roof

**Maintenance**

All roof systems require annual, or even more frequent, maintenance. Failure to perform periodic maintenance, will usually, result in leaks and accumulative deterioration of the covering and flashing. Any estimate of the remaining life expectancy must be based upon the assumption that the roof will receive conscience periodic maintenance.

**The only way to properly determine if the roofing material is leaking, is during a heavy rain fall. If the weather conditions at the time of the inspection were dry, leaking may not be detected. This inspection is reported on only for conditions during the inspection.**

# PLUMBING SYSTEM

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines is beyond the scope of this inspection.

Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Review of these systems could be performed by qualified specialists prior to closing of escrow.

## Information About The Plumbing System

<b>Main Supply</b>	Water for domestic consumption was provided by a municipal or community system.
<b>Waste Supply</b>	The waste discharge was supplied by municipal or community service.
<b>Main Supply Materials</b>	The main water supply line, the line bringing the supply to the dwelling, was Galvanized Steel.
<b>Dwelling Supply Material</b>	The water supply piping inside the dwelling, used to deliver water to the fixtures was Copper.
<b>Waste Supply Material</b>	The drain, waste and vent (DWV) piping within the dwelling was ABS Plastic and Cast Iron.
<b>Water Supply Pressure</b>	The water pressure, as measured from the Exterior of the dwelling was Medium to Normal (65-70 psi).

## Main Water Supply

The visible portions of the main water supply piping was in acceptable condition.

## Interior Water Supply

The hot water to several fixtures was off or minimal flow.  
*SUGGESTION:* We recommend additional evaluation and correction of the condition to the fixtures.

## Water Pressure

Functional flow of the water at the various fixtures was judged to be adequate. A moderate drop in the flow was observed when several fixtures were operated at the same time. It is the inspector's opinion that this condition was within acceptable tolerances.  
*SUGGESTION:* We advise monitoring the functional flow and replacing the siding when necessary.

## **Water Shut Off Condition**

The main water shut off valve was located. Testing the operation of this valve is not within the scope of a home inspection.

*SUGGESTION:* Operation of the valve periodically will keep it functional and maximize it's service life.

## **Fixtures Overall**

The plumbing fixtures were operating. Attention to the items may be listed or found in other sections of this report. Routine maintenance, should keep them functional and maximize their service life.

## **Drain And Waste Lines**

The visible portions of the drain and waste piping were generally properly installed and in acceptable condition, with any exceptions noted in this and other sections of this report.

## **Vent Lines**

The visible portions of the vent piping for the dwelling were generally in acceptable condition, with any exceptions noted in this section and other sections of this report.

## **General Comments About The plumbing System**

The plumbing system and components appeared to be in acceptable condition and operating as intended. Functional flow and adequate drainage was observed at each tested area as required. Specific exceptions may be noted in other sections of this report.



# ELECTRICAL SYSTEM

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

## **Descriptive Information About The Electrical System**

<b>Entrance Service</b>	The service entry, supplying electricity into the dwelling was Overhead.
<b>Voltage</b>	The voltage available at the dwelling was 120/240.
<b>Circuits</b>	Branch circuit overloads was provided by circuit breakers.
<b>Amperage</b>	The available ampacity provided through the service was 200 amps.
<b>Wiring Method</b>	The wire method provided in this structure is non-metallic sheath cable (romex).

## **Electrical Meter Location**

The Electric Meter was located on the dwelling's Front Side.

## **The Main Disconnect**

The electrical system had no main shutoff switch, but with six or fewer disconnects (split buss) in the service panel, a single main shut off is not required. This is an acceptable configuration. If the system is expanded, a main disconnect may be required.

Split-Buss panels do not, by design, contain a single "main disconnect" to turn off all the power to the electrical system. They contain multiple "disconnects", but never more than six. One of these "disconnects" is used to turn off all the power to the 120 volt lighting and receptacle circuits. Be sure to review the shut off procedures with you inspector, homeowner or electrician.

## Notes On The Main Service Panel

### General

The main service panel was inaccessible and was not inspected.

*SUGGESTION:* Industry standards require that an un-obstructed clear area be provided in front of the electrical panel.



### Receptacles: Overall

Some of the cover plates for the receptacles were missing or damaged. This presents a risk to personal safety, particularly for small children.

*SUGGESTION:* For safety, the missing or damaged cover plates should be replaced to reduce this hazard.

### Switches: Overall

#### Condition

One or more of the cover plates for the switches were missing and/or damaged. This can pose a personal safety hazard.

*SUGGESTION:* We recommend all damaged or missing cover plates be replaced.

### Ground Fault Circuit Protection

#### Definition

GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent shock hazards. GFCI breakers and receptacle's function is to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

Present requirement standards include receptacles near sink and wash basins. In Bathrooms, Kitchen, Garages, Exterior, Crawl Spaces and sump pump equipment.

### Wiring: Overall

The accessible or visible wiring in this structure was in acceptable condition where inspected, with the exceptions noted in our report.

### General Comments About The Electrical System

The electrical system was in need of repair. As noted in this section or other sections, we observed instances of improper wiring, defective components and/or unsafe conditions.

# HEATING SYSTEM

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below.

These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. Safety devices are not tested by the inspector. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes a costly condition to address.

## Important Information About The Heating System

<b>Type</b>	The heating type, dwelling was a forced air furnace.
<b>Location</b>	The location of the heating unit for this dwelling was in the Crawl Space.
<b>Energy Source</b>	The energy source for the heating system for the dwelling was Natural Gas.
<b>Input Rating</b>	The input rating for this heating plant was 88,000 BTU's.
<b>Age</b>	The age of the heating plant, based on the data plate or install tag was in years, 5.

## Heating System Notes

<b>Definition</b>	Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, filters and ducting.
<b>Condition</b>	The furnace was operated during the inspection with the thermostat controls. It responded to the users controls.

## Forced Hot Air Heat Exchanger

The heat exchanger was inaccessible and could not be visually examined.

## Inducer Fan

The furnace is equipped with a inducer fan that assist the flue exhaust gases out of the unit. This feature was in serviceable condition during our inspection.

## Gas Valve

The automatic gas control valve functioned as intended during the operation of the furnace.

## Blower/Motor

The blower generally operated satisfactorily during the inspection.

## Blower/Limit Switch

The furnace limit switch, which activates the blower on and off was functioning as designed during our inspection of the furnace. The high limit switch setting was not tested during our routine operation of the furnace, this would required the operation of the furnace without the blower air flowing across the heat exchanger.

## Heating Plant Gas Supply Connections And Shut Off Valve

### Shut Off Valve

The gas supply piping installation included a 90 degree shutoff valve in the vicinity of the unit for service, personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and trouble free.

## Notes On The Ignition System

The burners are equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuous pilot light. The ignition system was activated during the inspection and was found to be in acceptable condition.

## The Combustion Air Supply

### Definition

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, provided that industry standards are met.

### Condition

The combustion air supply was adequate for this unit.

## Venting System Condition

The visible sections of the heating plant's venting system was properly installed and was functioning as designed.

## Electrical Connections

The electrical connection was in acceptable condition.

## Clearance To Combustible Surfaces

Adequate clearance to combustible materials in the area around the heating unit has been provided, as long as the space is not used for storage.  
*SUGGESTION:*We encourage good practices in this area.

## Notes On The Air Filter(s)

The air filter for the heating unit was a conventional, washable filter.  
*SUGGESTION:*We suggest cleaning at least every three months with water and allowing it to dry before being reinstallation.

## Return Air Distribution

The return air for the heating system has been installed properly and in an acceptable condition. Any exceptions are noted below.

## Heating Registers/Ducts

The heating registers were inspected and were found to be providing adequate heated air supply to each room.  
*SUGGESTION:*We suggest that the registers be lifted and the ducts be vacuumed of any accumulated debris.

## General Comments About The Heating System

No service record could be found on or around the heating system. It is common practice to post a service record of servicing on the heating equipment. Starting a record should be considered.  
*SUGGESTION:* We recommend a heating contractor thoroughly clean and inspect the heating plant. Servicing would be appropriate prior to closing.

# WATER HEATER

Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

## Useful Information About The Water Heater(s)

<b>Location</b>	The heater for domestic hot water was located in the Crawl Space.
<b>Age</b>	The age of the hot water heater was determined by the data plate. The age in years old was 5.
<b>Tank</b>	The water heater was a single free-standing unit.
<b>Water Heater Capacity</b>	The storage capacity of the water heater was 50 gallons.
<b>Water Heater Energy</b>	The energy source for the water heater(s) was Natural Gas.

## Water Connections

<b>Condition</b>	The cold inlet and hot water outlet connections were properly installed and in acceptable condition.
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## Temperature And Pressure Relief Valve

<b>T-P Relief Valve</b>	The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.
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### T-P Discharge Pipe

The discharge pipe for the temperature and pressure relief valve was too short.  
*SUGGESTION:* For safety, the temperature and relief valve discharge pipe should terminate within 6" of the grade (ground).



## Heating Elements

The heating elements were checked during the inspection and were found to operating and provided an adequate amount of hot water to the plumbing fixtures.

## Electrical Connections

The electrical connection was not properly secured to the surrounding area and/or the top of the tank.  
*SUGGESTION:* This should be properly installed as per industry standards.



## Seismic Restraint For The Water Heater(s)

The water heater lacked seismic restraint.

*SUGGESTION:* As an upgrade, the water heater should be secured to help limit damage and provide a source of usable domestic water in the event of a major earthquake.

## Installation Standards

### Condition

The water heater is installed directly on the concrete floor.

*SUGGESTION:* We recommend that the unit be drained and a Styrofoam pad be installed under the tank to help prevent moisture deterioration at the bottom of the tank.



## General Comments About The Water Heater

The water heater was operating satisfactorily at the time of the inspection.

*SUGGESTION:* We suggest regular routine maintenance to ensure the unit is working safely and dependably.

The water heater service life was at it's mid years.

# INTERIOR

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## Information About The Home's Interior

<b>Number of Bedrooms</b>	The number of bedrooms in this dwelling and accounted for in this report is 3.
<b>Number of Bathrooms</b>	The number of full and partial bathrooms in this dwelling for this report (counted by the number of rooms/areas, not by how many fixtures may be in a room) was 2.
<b>Window Material Glazing</b>	The dwelling was equipped with vinyl windows with wood frames. The glazing in the windows in the dwelling ( the glass in the window) was Double pane (insulated.)
<b>Walls</b>	The finished walls inside this dwelling were gypsum wallboard, commonly called "drywall".
<b>Ceilings</b>	The finished ceilings inside of the dwelling were gypsum wallboard, commonly called "drywall".
<b>Heating</b>	Heating was supplied in every habitable room.

## Overall Commentary On The Surfaces

Wear and tear was evident throughout the dwelling, the type generally resulting from deferred maintenance. We have made no attempt to list all the cosmetic flaws, but do suggest attention to items relating to function and safety.

## Overall Comentary On The Flooring

The floor sloped in one or more areas. This may be due to soil settling and/or age of structure settlement.  
*SUGGESTION:* We advise monitoring for additional sloping or have a structural engineer evaluate for possible corrections.

## Overall Comentary On The Walls

The wall framing was not visible for a thorough inspection and their condition is unknown. The accessible Interior and Exterior surfaces showed no signs of significant conditions at the time of our inspection and appeared to be in acceptable condition.

## Overall Commentary On The Interior Doors

### Condition Doors

The Interior doors were properly installed and in acceptable condition. Any exceptions will be noted in their respective sections.

## Overall Commentary On Windows

The windows tested were properly installed and in acceptable condition. We operated a representative sample of the windows, but did not open or close and latch every window. Any exceptions will be noted in their respective sections.

## Overall Commentary On The Fireplaces/Stoves

### Information

Components shared by most types of fireplaces include the interior, exterior and the fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter.

Accessible fireplace components are visually inspected for signs of significant malfunction, unusual wear and general state of repair. However, portions of standard fireplace construction are always by their nature and location inaccessible for a standard home inspection.

If the fireplace has a gas supply pipe and shut off valve, the gas key should not be left accessible to prevent small children from tampering with the valve.

### Condition

The fireplace was not operated during the inspection (lighting fires is not part of a home inspection). It appears that it will be serviceable when tested.

### Fireplace Damper

The damper in the fireplace was bent, rusted, defective, damaged and/or obstructed to a point where it was not operational in it's present condition. *SUGGESTION:* We recommend the damper unit be replaced and properly install a new unit. After installation testing to ensure proper operation should be accomplished.

## Interior Stairs

The stairs were used several times during the inspection. No specific deficiencies were noted at the time of the inspection.

## Interior Railings

The Interior stair railing(s) were installed correctly and were in acceptable condition.

## Notes On Smoke Detectors: Overall

### Smoke Detectors Upgrades

The latest standards require that smoke detectors be installed in all Bedrooms and Hallways leading to Bedrooms, or if any significant remodeling is done. *SUGGESTION:* Whether or not installation is required, upgrading for fire safety should be considered.

## Environmental Topics

### Mold

Mold was observed on the inside of the structure. *SUGGESTION:* Monitoring/ removing and/or testing will be required and/or consulting a mold specialist.



## **General Comments About The Interior**

The Interior surfaces, hardware, fixtures, doors and windows were in acceptable condition. Any exceptions are noted in their respective sections or the Summary items review.

## BATHROOM(S)

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their duct work are tested for their proper operation and examined where visible.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### Components and Drainage

#### Wash Basins

The wash basins were filled to their overflows and drained. They operated properly during our inspection.

#### Wash Basin Overflows and Drain Stops

The drain stops were missing from the wash basins.

*SUGGESTION:* All missing drain stops should be replaced to restore full function.

This was observed in Several of the Bathrooms.

#### Toilet Loose with Floor Damage

The toilet was not securely attached to the soil pipe flange at the floor and evidence of water damage was observed.

*SUGGESTION:* A contractor should remove the toilet, inspect the floor damage, make proper repairs to the floor, and reset the toilet with a new wax ring.

This condition was observed in the Upstairs Hallway Bathroom.

#### Bathtubs

The bathtubs were filled to their overflows and drained during our inspection. They were found to be properly operating during this test.

#### Bathtub Overflows and Drain Stops

The Bathtubs in the Bathrooms were operated and filled to the overflow during the inspection. The bathtubs drain stops and overflows were in good working condition. This should be periodically inspected for future leakage and repaired if warranted.

### Water Supply And Plumbing

#### Tub/Shower Caulk Gap

The faucet or spout for the bathtub/shower had a gap and could cause leaking behind the wall.

*SUGGESTION:* We recommend the spout and/or faucet be tightened and/or joint sealed to prevent leakage.

This was observed in the Hallway Bathroom.

### Bathroom Ventilation

The bathroom ventilation was provided by a exhaust fan. The fan was operated and found to be working in an acceptable manner.

## Shower Walls

The shower walls appear to be properly installed and in generally in serviceable condition, with any exceptions noted below.

## Bathroom Floors

### Condition

The sub-floor was damaged or deteriorated as a result of oversplash or a leaking seal.

*SUGGESTION:* The floor covering and any concealed subfloor damage should be repaired by a contractor.

This condition was observed the Upstairs Hallway Bathroom.

## Cabinets/Countertops

### Cabinets

The wash basins cabinets were not secure to the floor and/or wall.

*SUGGESTION:* The cabinet should be properly secured by a contractor.

This condition was observed in Several of the Bathrooms.

## Caulking Maintenance Information

Maintenance of the caulking around the bathtubs and showers is extremely important, especially at the points where the bathtubs and showers meet the floor. Failure to maintain a water-tight seal at these locations will often result in damage to floor covering and subflooring.

The use of high quality sealant such as "Polyseamseal", "GE Sanitary Silicone" or "Dow Corning 786" is recommended for bathroom caulking. Generic silicone, latex and latex with silicone-sealants are inferior to these premium products and their use in bathrooms is not likely to produce dependable results.

# KITCHEN

Inspection of stand alone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

## Descriptive Information About The Kitchen

<b>Cooking Fuel</b>	The heat source(s) for cooking was Electricity.
<b>Ventilation Type</b>	Kitchen ventilation was provided by an exhaust fan which recirculates the air back into the room.

## Plumbing

**Sinks** The Kitchen sink was inspected and is in serviceable condition.

## Information On The Dishwasher Drain Separation

**Condition** The dishwasher drain had no air gap vent device as required. The dishwasher will function without it, but this installation does not meet modern plumbing standards.  
*SUGGESTION:* We recommend the installation of an air gap vent device at the top of the sink.

## Appliances In General

All appliances were tested using normal operating controls and were generally found to be in satisfactory working condition at the time of our inspection. Any exceptions are noted below or elsewhere in our report.

## Kitchen Exhaust

The motor for the Kitchen ventilation has become heavily grease-laden. This can become a fire hazard.  
*SUGGESTION:* Thoroughly cleaning is recommended.

The filter(s) in the Kitchen ventilation were damaged or missing.  
*SUGGESTION:* The filter should be replaced.

## Floors

The floor in the Pantry area was damaged.  
*SUGGESTION:* We recommend repair or replacement of all damaged areas.

# ROOMS

## BASEMENT

### Walls

A wall in this room is damaged and mold.

*SUGGESTION:* We advise that all damaged wall sections be repaired to its original condition.



## BASEMENT SUMP PUMP

### Condition

The sump is continuously filling with water. The water flow never ended even after multiple draining. There is a high water table and/or a continuous sub-surface runoff.

*SUGGESTION:* We recommend a specialist be retained to evaluate and determine a course of correction. The water flow condition is affecting the foundation.



### Sump Pump Electrical

No GFCI was installed to the sump pump in accordance with industry standards.

*SUGGESTION:* We recommend GFCI protection be installed.