



Inspection Report

Rob Renfro

Property Address:

1234 Main St.
Auburn WA 98002



Coastline Home Inspections

Rob Renfro
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Date: 1/24/2018	Time: 11:30 AM	Report ID: CHI9293
Property: 1234 Main St. Auburn WA 98002	Customer: Rob Renfro	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Not Visible (NV) = This item, component, unit or location was not visible at the time of inspection.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

All homes are likely to have some faults which may range from cosmetic defects to major safety issues. Not all defects will be found. While some minor deficiencies may be mentioned, the emphasis of this report is to inform the buyer of the condition of the property by detecting deficiencies or situations that may affect the integrity of the building and its components.

Age Of Home:
Over 30 Years

Weather:
Cloudy, Light Rain

Temperature:
Below 50

Rain in last 3 days:
Yes

Soil Conditions:
Wet

Occupancy Status:
Occupied

1. Grounds

The home inspector shall observe: Decks, balconies, stoops, steps, areaways, porches and applicable railings; Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Also not included in a home inspection is subterranean drainage, Geological stability, Soil condition, water quality, and any mechanical or remote controlled devices.

Styles & Materials

Appurtenance:

Deck with steps
Sidewalk
Patios

Driveway:

Concrete
Common cracks

		IN	NI	NP	NV	RR
1.0	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)					•
1.1	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS					•

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Comments:

1.0 Repair/Replace: The soil was very soggy and standing water was noted at several locations along the left and rear of the property. Recommend further evaluation and the installation of additional drainage or repairs to subsurface drainage as needed by a licensed contractor to prevent standing water and ensure that yard is usable through the winter months.



1.0 Item 1(Picture) Ponding water



1.0 Item 2(Picture) Ponding water

1.1 (1) Safety: The space was too large between each riser on exterior stairs. It is recommended that these openings be blocked to prevent injury to small children. Recommend repairs by a qualified person.



1.1 Item 1(Picture) Blocking needed

1.1 (2) Repair/Replace: Safety : Inadequate fasteners were noted on many joist hangers at the front deck. According to the manufacturer, fasteners are required at all holes supplied by the manufacturer of the bracket. Also, screws were being used on brackets at several locations. Screws are not permitted to be used at these locations as they do not contain the same shear strength as a nail. Also, wood rot was noted on several floor joists of this deck. Newer pressure-treated wood has been sistered to the rotting portions however, wood rot will continue to grow and eventually begin to damage the pressure-treated lumber. The top of the stair stringers are beginning to pull loose creating a fall hazard. It is recommended that a licensed contractor familiar with deck construction be contacted to make repairs to the deck and stairs, making all repairs to current industry standards to prevent accidental injury.



1.1 Item 2(Picture) Example of fasteners needed



1.1 Item 3(Picture) Example of fasteners needed



1.1 Item 4(Picture) Screws used



1.1 Item 5(Picture) Stair stringer pulling loose



1.1 Item 6(Picture) Stair stringer pulling loose



1.1 Item 7(Picture) Wood rot



1.1 Item 8(Picture) Wood rot



1.1 Item 9(Picture) Wood rot



1.1 Item 10(Picture) Location needed fasteners



1.1 Item 11(Picture) Example of fasteners needed



1.1 Item 12(Picture) Evidence of settling where stairs meet deck



1.1 Item 13(Picture) Wood rot

1.1 (3) Maintenance: The handrail on the front stairs were improper. It is recommended that a graspable handrail be installed that is no greater than 6.25" in diameter be installed at this location.




1.1 Item 14(Picture) Improper handrail

1.1 (4) Maintenance: Damage was noted to many composite stair treads. Recommend replacing all damaged treads by a qualified person.



1.1 Item 15(Picture) Example of cracked composite stair treads

 **1.1 (5) Safety :** The top of the handrail is pulling loose on the exterior stairs. Recommend repairs or replacing the handrail by a licensed contractor.



1.1 Item 16(Picture) Damaged handrail

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Eaves, soffits, and fascias; and vegetation with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:
Wood

Siding Style:
Lap
Beaded

Water Pressure:
Above 80 PSI - Recommend installation or adjustment of pressure regulator

		IN	NI	NP	NV	RR
2.0	WALL CLADDING FLASHING AND TRIM					•
2.1	WINDOWS/DOORS	•				
2.2	EAVES, SOFFITS AND FASCIAS	•				
2.3	Doorbell			•		
2.4	PLUMBING WATER FAUCETS (hose bibs)	•				

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INNI NP NVRR

Comments:

2.0 (1) Repair/Replace: Wood Destroying Organism (WDO): Wood rot was noted on trim and wall cladding at many locations around the perimeter of the home (see photos). Also, the trim was in need of paint at many locations. A board by board inspection is outside the scope of a home inspection however, it is recommended that a licensed siding contractor replace all damaged areas noted in the report and a complete inspection of the exterior of the building, including potentially removing belly band boards between levels of the home and along the ground floor, replacing any damaged siding that may be discovered, prepping, priming and painting the exterior siding and trim as needed. Damaged siding was also noted at all three chimney flashings. When damage occurs at these locations, water intrusion may occur around the chimney flashings.



2.0 Item 1(Picture) Split trim



2.0 Item 2(Picture) Wood rot



2.0 Item 3(Picture) Wood rot



2.0 Item 4(Picture) Wood rot



2.0 Item 5(Picture) Split trim



2.0 Item 6(Picture) Wood rot



2.0 Item 7(Picture) Split trim



2.0 Item 8(Picture) Wood rot



2.0 Item 9(Picture) Split trim



2.0 Item 10(Picture) Wood rot



2.0 Item 11(Picture) Wood rot



2.0 Item 12(Picture) Wood rot



2.0 Item 13(Picture) Wood rot



2.0 Item 14(Picture) Damaged siding



2.0 Item 15(Picture) Wood rot



2.0 Item 16(Picture) Wood rot

2.0 (2) Maintenance: Louvered dryer duct covers were damaged at the left and right sides of the building. Recommend installing new covers to prevent pest intrusion.

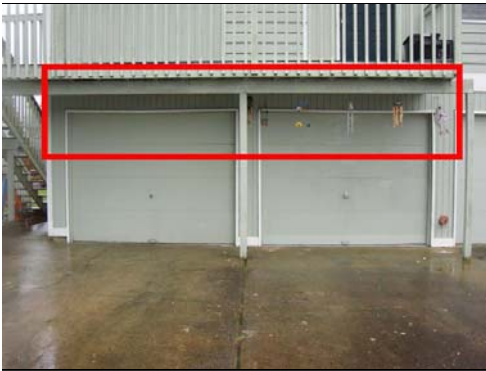


2.0 Item 17(Picture) Damaged cover



2.0 Item 18(Picture) Damaged louvered cover

2.0 (3) Monitor: Maintenance: Minor sagging was noted on the header boards above the two left garage doors. Recommend monitoring for excessive movement, making repairs to the headers as needed.



2.0 Item 19(Picture) Sagging headers

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Seismically Restrained:
Not Visible

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
Cement Slab

Wall Structure:
Wood

		IN	NI	NP	NV	RR
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				
3.1	WALLS (Structural)	•				
3.2	FLOORS (Structural)	•				
3.3	COLUMNS OR PIERS			•		
3.4	INSULATION UNDER FLOOR SYSTEM			•		
3.5	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•		
3.6	VENTILATION OF FOUNDATION AREA (crawlspace or basement)			•		

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IN NI NP NV RR

Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed, qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof-Type:

Hip

Roof Covering:
3-Tab Asphalt Composition
Architectural
Viewed roof covering from:

Walked roof

General Condition of Roof:

Serviceable

Chimney (exterior):
Wood Siding
Metal Flue Pipe
Roof Ventilation:
Eaves vents
Gable vents
Roof vents
Roof Structure:

Engineered wood trusses

Ceiling Structure:

2X4

Attic Insulation:
Rock wool
Below R-49

		IN	NI	NP	NV	RR
4.0	ROOF COVERINGS	•				
4.1	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				
4.2	FLASHINGS	•				
4.3	ROOF DRAINAGE SYSTEMS (gutters and downspouts)					•
4.4	ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)	•				
4.5	ROOF VENTILATION	•				
4.6	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	•				
4.7	INSULATION IN ATTIC	•				

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IN NI NP NV RR

Comments:

4.0 Photos of roof.



4.0 Item 1(Picture) Roof



4.0 Item 2(Picture) Roof



4.0 Item 3(Picture) Roof



4.0 Item 4(Picture) Roof



4.0 Item 5(Picture) Roof

4.3 (1) Repair/Replace: Wood Destroying Organism (WDO): Gutters and downspouts were sagging, leaking and full of water/improperly sloped at many locations around the building. It is recommended that a licensed gutter contractor be contacted to install new gutters on the building to prevent further sagging and damage to the fascia boards and wall cladding of the home.



4.3 Item 1(Picture) Example of leaking gutter



4.3 Item 2(Picture) Water overshooting the gutter



4.3 Item 3(Picture) Example of leaking gutter



4.3 Item 4(Picture) Damaged gutter



4.3 Item 5(Picture) Example of leaking gutter



4.3 Item 6(Picture) Prior repairs



4.3 Item 7(Picture) Standing water

4.3 (2) Maintenance: One upper-level downspout terminated adjacent to a roof vent at the rear of the building. Recommend extending the downspout to prevent excessive amounts of water from discharging at the roof penetration at this location.



4.3 Item 8(Picture) Poor downspout termination

4.4 Photos of attic.



4.4 Item 1(Picture) Attic accessed through Unit A



4.4 Item 2(Picture) Attic accessed through Unit A



4.4 Item 3(Picture) Main attic



4.4 Item 4(Picture) Main attic



4.4 Item 5(Picture) Main attic

4.5 (1) Maintenance: Small meshed screens have been installed on the eaves vents at several locations. Recommend installing different screens to ensure sufficient ventilation is present for the attic.



4.5 Item 1(Picture) Minimal ventilation

4.5 (2) Maintenance: The building had eaves, ridge and gable vents installed to ventilate the attic. The installation of gable vents along with ridge vents may cause an imbalance in the way air flows in the attic. According to the most manufacturers of ridge vents, gable vents should be closed when used with a ridge vent. Recommend repairs by a licensed roofing contractor.

4.5 (3) Maintenance: Damage was noted on the screens of several gable vents. If the gable vents are not going to be closed, it is recommended that the screens be repaired to prevent pest intrusion.

4.6 Maintenance: The ducts for the bathroom exhaust fans were not insulated in the attic and duct tape was being used to secure the ducts. Under current industry standards, these ducts should be insulated to prevent condensation build up inside the duct, using screws and zip ties to secure the ducts. Recommend replacement as an upgrade.



4.6 Item 1(Picture) Duct tape/non-insulated duct



4.6 Item 2(Picture) Non-insulated ducts

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Supply (into home):

Copper

Plumbing Waste Line:

ABS

Not Fully Visible

Plumbing Water Distribution (inside home):

Copper

Water Heater Power Source:

Electric

Water Heater Capacity:

40 Gallon (1-2 people)

(3) 50 Gallon

Water Heater Manufacturer:

A.O. SMITH

CRAFTMASTER

		IN	NI	NP	NV	RR
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS					•
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)				•	
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			•		
5.5	MAIN FUEL SHUT OFF (Describe Location)			•		

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IN NI NP NV RR

Comments:

5.1 Maintenance: When tested, the water pressure at the exterior hose faucets was greater than 80 PSI. When water pressure is greater than 80 psi, damage may occur to the interior fixtures and faucets. Recommend installing a pressure reducing valve to prevent potential damage to faucet and fixtures seals.

5.2 (1) Safety: When tested the water temperature exceeded 120 degrees in Unit A. According to the Consumer Product Safety Commission, an adult can receive a third degree burn when the water temperature is at 130 degrees. Recommend setting the temperature dial on the hot water heater to no more than 120 degrees.



5.2 Item 1(Picture) Unit A

5.2 (2) Repair/Replace/ Monitor: The electric water heater in Unit B was manufactured in 2005 making the unit 13 years of age. The average lifespan of an electric water heater is approximately 11 years. Although some water heaters last considerably longer, this unit has outlived its expected lifespan and may need replacement in the near future.

5.2 (3) Maintenance: No expansion tank was installed on interior water supply. The purpose of an expansion tank is to provide a location for expanded water to go when not in use. Recommend the installation of an expansion tank by a qualified person.

5.2 (4) Maintenance: When tested, the water temperature in Unit C was 109 degrees. Low water temperature may be a result of the thermostat set too low or a failed heating element. The water heater was manufactured in 2011 making it approximately 7 years of age. The average lifespan of an electric water heater is 10 to 12 years. Recommend checking the thermostat, replacing the heating element or the water heater as needed.



5.2 Item 2(Picture) Unit C

5.2 (5) Maintenance: The discharge pipe for the pressure relief valves are too short or missing on several water heaters. Discharge pipes should terminate to within 6 inches of the ground or to the exterior of the building. Recommend repairs by a qualified person.



5.2 Item 3(Picture) Unit C



5.2 Item 4(Picture) No discharge pipe on Unit A



5.2 Item 5(Picture) Discharge too short in Unit D

5.2 (6) Maintenance: The electric water tank in Unit A was resting on the cement floor. When installed in this manner it is recommended that a thermal barrier be installed to prevent heat loss at the heater. Recommend the installation of an insulated pad with a minimal thermal resistance of R-10 under the water heater.



5.2 Item 6(Picture) Thermal barrier needed in Unit A

5.2 (7) Maintenance: No straps were noted at the water heater in Unit D. Recommend installation of proper seismic restraint to prevent the water heater from tipping in the event of an earthquake.

5.3 I could not locate the main shut-off for water. Recommend asking the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Electric Base

Types of Fireplaces:

Solid Fuel

		IN	NI	NP	NV	RR
6.0	HEATING EQUIPMENT	•				
6.1	NORMAL OPERATING CONTROLS	•				
6.2	AUTOMATIC SAFETY CONTROLS			•		
6.3	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				
6.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
6.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
6.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•				
6.7	GAS/LP FIRELOGS AND FIREPLACES			•		

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IN NI NP NV RR

Comments:

6.0 Maintenance: The baseboard heater in the living room of Unit D was not operational. Recommend repairs or replacing the heater.



6.0 Item 1(Picture) Inoperable heat in Unit D

6.3 Maintenance: Standing water was noted on top of the metal chimney crowns on all three chimneys. Originally, the crowns were sloped to allow water to drain however, over time standing water may occur. Recommend repairs as needed to prevent standing water and potential water intrusion.



6.3 Item 1(Picture) Standing water



6.3 Item 2(Picture) Standing water



6.3 Item 3(Picture) Standing water

6.6 (1) Maintenance: Cracked fire bricks were noted in the fireplaces of Unit A and B. Recommend replacing the damaged fire bricks by a qualified person.

6.6 (2) Due to personal belongings, the fireplace in Unit C was not accessible for inspection.

6.6 (3) Maintenance: The National Fire Protection Association (NFPA) recommend a Level II inspection (scoping the interior) for wood burning fireplaces and flues each time a home changes hands.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
220 volts

Panel Capacity:

(4) 125 Amp Panels

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Electric Panel Manufacturer:

SYLVANIA

Wiring Methods:

Romex

Grounding/Bonding Cables:

Visible

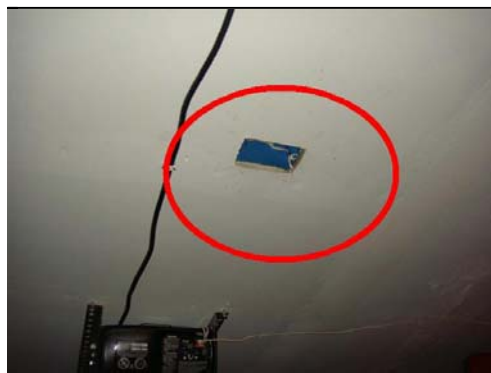
		IN	NI	NP	NV	RR
7.0	SERVICE ENTRANCE CONDUCTORS	•				
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE					•
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)					•
7.4	POLARITY AND GROUNDING OF ELECTRICAL RECEPTACLES	•				
7.5	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
7.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)					•
7.7	CARBON MONOXIDE DETECTORS	•				
		IN	NI	NP	NV	RR

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Comments:

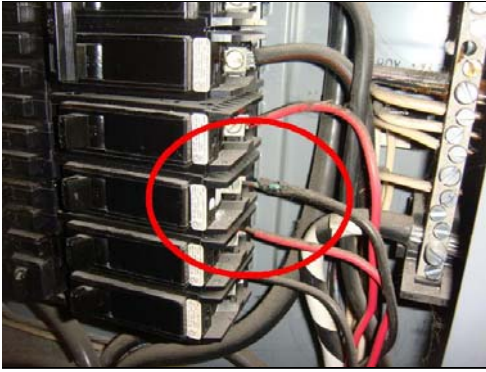
7.2 (1) **Maintenance:** Extension cords were being used as permanent wiring in the garage of Unit B. Recommend removal of extension cords, installing additional outlets as needed.

7.2 (2) **Maintenance:** A junction box cover is needed on the ceiling of the garage and Unit B.



7.2 Item 1(Picture) Cover needed in Unit B

 **7.2 (3) Safety :** Evidence of overheating was noted on one wire in the electrical panel of Unit B and the wire was loose to the breaker. It is recommended that a licensed electrician make repairs to prevent overheating and a potential fire.



7.2 Item 2(Picture) Overheating/loose wire


7.2 (4) Maintenance: Non metallic (NM) electrical cable was in need of protection at the attic scuttle holes. It is recommend that all cable within 6' of the entrance to the attic be protected. Also recommend securing this cable every 4.5 feet and within 12" of any box it may enter. Recommend evaluation and repairs by a licensed electrical contractor.



7.2 Item 3(Picture) Electrical subject to damage



7.2 Item 4(Picture) Electrical subject to damage

 **7.3 (1) Safety:** Electrical outlets were installed over baseboard heaters at several locations in all Units. It is not recommended that outlets be installed in this manner as the cords of plugged in devices will hang in front of the heater. Recommend rerouting cords to prevent contact with the heater.



7.3 Item 1(Picture) Example of outlet above the baseboard heat



7.3 Item 2(Picture) Example of outlet above baseboard heat

7.3 (2) Maintenance: Many lights were not operational in all Units at the time of inspection. Recommend replacing the bulbs, contacting an electrical contractor to evaluate and repair if lights fail to operate.

7.3 (3) Maintenance: A cover is needed on the service compartment on an exhaust fan located in the attic. Recommend the installation of a cover to prevent exposure of wires.



7.3 Item 3(Picture) Cover needed

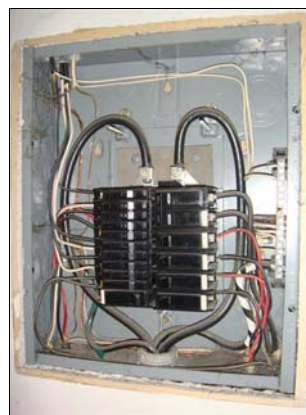
7.5 The main electrical panels are located in each individual garage, the main disconnects are located on the right side of the building.



7.5 Item 1(Picture) Main disconnects



7.5 Item 2(Picture) Unit A



7.5 Item 3(Picture) Unit B



7.5 Item 4(Picture) Unit C



7.5 Item 5(Picture) Unit D

7.6 Safety/ Repair/Replace: The following receptacles were not ground fault circuit interrupter (GFCI) protected: in all kitchens and all garages. GFCI's are currently required at all locations near a water source including the garage and exterior. GFCI's are intended to protect someone from electrical shock. This home may have been built prior to the requirement of GFCI outlets in some locations, however it is recommended that GFCI's be installed by a licensed electrical contractor as an upgrade.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Doors (Entry):

Steel
Insulated

Ceiling Materials:

Drywall
Textured

Wall Material:

Drywall

Floor Covering(s):

Carpet
Vinyl
Laminate
Tile

Interior Doors:

Hollow core

Window Types:

Sliders
Vinyl
Aluminum
Thermal/Insulated

Smoke Detectors:

Battery Operated

		IN	NI	NP	NV	RR
8.0	DOORS (Entry)	•				
8.1	WALLS	•			•	
8.2	CEILINGS	•				
8.3	STEPS, STAIRWAYS, BALCONIES and RAILINGS	•				
8.4	FLOORS					•
8.5	DOORS (REPRESENTATIVE NUMBER)	•				
8.6	DOORS (Exterior)					•
8.7	WINDOWS (REPRESENTATIVE NUMBER)	•				
8.8	SMOKE DETECTORS					•

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

8.0 Maintenance: The jamb was split on the entry door of Unit A. Recommend repairs to the jamb as needed.



8.0 Item 1(Picture) Split jamb in Unit A

8.1 Due to personal belongings, many of the interior floors and walls were not fully visible for inspection. Recommend inspecting floors and walls after personal belongings have been removed.



8.1 Item 1(Picture) Personal belongings

8.2 (1) Maintenance: The drywall/textured ceilings were buckling in several bedrooms of the Units. When pressed upon, the drywall is not loose however, sagging was noted. Recommend repairs to the drywall as desired.



8.2 Item 1(Picture) Sagging drywall in Unit B



8.2 Item 2(Picture) Sagging drywall

8.2 (2) Monitor: Evidence of a prior leak was noted on the ceiling of Unit C. When tested with a moisture meter, no high levels of moisture were detected at the time of inspection. Recommend confirmation from the seller regarding prior leaks at this location.



8.2 Item 3(Picture) Evidence of prior leak in Unit C

8.4 (1) Repair/Replace: Overall, the floor coverings in the home, primarily carpeting and vinyl, are very worn, soiled or damaged. Recommend budgeting for replacement of the floor coverings in the home as needed.



8.4 Item 1(Picture) Damaged vinyl flooring in Unit A

8.4 (2) Repair/Replace: Evidence of water intrusion behind the self-adhesive floor tiles were noted in the bathroom of Unit A. Recommend replacing the vinyl flooring at this location by a qualified person.



8.4 Item 2(Picture) Unit A bathroom

8.5 (1) Maintenance: The hall closet doors were difficult to operate Unit A. Recommend repairs to the doors as needed.

8.5 (2) Maintenance: One hinge was disconnected on the door in Unit C. Recommend repairs to the door or jamb as needed.



8.5 Item 1(Picture) Disconnected hinge in Unit C

8.5 (3) Maintenance: A hole was noted in the bathroom door of Unit D. Recommend repairs to the door as needed.



8.5 Item 2(Picture) Unit D


8.5 (4) Maintenance: The door was damaged in the master bedroom of Unit D. Recommend replacing the door by a qualified person.



8.5 Item 3(Picture) Unit D


8.5 (5) Maintenance: Several interior doors would not remain stationary positions. Recommend adjusting doors as desired.

8.5 (6) Maintenance: The door located in the master bedroom closet in Unit D rubbed the jamb when tested. Recommend adjustments as needed.

 **8.6 (1) Repair/Replace:** The weather seal was damaged and the exterior door was difficult to operate in Unit A. Recommend repairs or replacing the door as needed



8.6 Item 1(Picture) Damaged weather seal Unit A

 **8.6 (2)** Due to personal belongings, the exterior sliding door in Unit C was not accessible for inspection.



8.6 Item 2(Picture) Unit C

8.6 (3) Maintenance: The sliding glass door was difficult to operate in Unit B. Recommend repairs or replacing the door as needed.

8.7 (1) Maintenance: Failed thermal seals were noted in several Units. Recommend contacting a licensed window contractor to replace the failed thermal seals as desired.



8.7 Item 1(Picture) Failed thermal seal in Unit A



8.7 Item 2(Picture) Unit B



8.7 Item 3(Picture) Failed thermal seal unit C

8.7 (2) Due to personal belongings or blocked windows, several windows in the Units were not visible for inspection.



8.7 Item 4(Picture) Unit A




8.7 Item 5(Picture) Unit B

8.7 (3) Maintenance: Several windows were missing or damaged throughout the building. Recommend installing screens as desired.

8.7 (4) Maintenance: The locking mechanisms were difficult to operate in the living room an master bedroom of Unit D. Recommend repairs to the window as needed.

8.7 (5) Maintenance: Minor water damage caused by condensation was noted on windowsills on several the aluminum windows. Recommend repairs to the windowsills as desired.

 **8.8 (1) Safety:** No smoke detectors were installed in the bedrooms of all Units. Under current industry standards, smoke detectors are required in all sleeping areas of the home. Recommend the installation of smoke detectors at these locations according to the manufacturer's installation instructions.

8.8 (2) Maintenance: The smoke detectors in the Units appeared older than 10 years of age. The average lifespan of a smoke detector is approximately 10 years. Recommend replacement of all old smoke detectors, installing new detectors according to the manufacturers installation instructions.

The interior of the home was inspected and reported on with the preceding information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage

The home inspector will report on the condition of the Garage floor, walls and ceiling; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and if electronic eye sensors are present and operable. The home inspector will inspect all accessible electrical receptacles, water heater and furnaces in the garage. The home inspector is not required to test remote control devices including vehicle door transmitters; move personal belongings; operate damaged, unplugged vehicle doors.

Styles & Materials

Garage Door Type:

Three Manual


One automatic

		IN	NI	NP	NV	RR
9.0	GARAGE CEILING/WALLS					•
9.1	GARAGE FLOOR	•			•	
9.2	GARAGE DOOR (S)					•
9.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•				
9.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•				
9.5	EXTERIOR DOOR	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

INNI NP NV RR

Comments:

 **9.0 (1) Safety :** A plywood cover has been installed over presumably a hole in the drywall ceiling in the garage Unit C. The drywall at this location provides fire safety between the garage and structure of the building. Recommend replacing the plywood with 5/8 Type X fire rated drywall by qualified person.



9.0 Item 1(Picture) Unit C garage

9.0 (2) Repair/Replace: Wood Destroying Organism (WDO): Evidence of water intrusion was noted on the drywall adjacent to the vehicle door in the garage of Unit C. When tested with a moisture meter, levels of moisture greater than 20% were noted on the drywall. When the moisture content of wood exceeds 20%, wood rot and mold growth will occur. When tested, the drywall crumbled, exposing active moisture ant activity. It is recommended that the drywall be removed at these locations, making repairs to the damaged exterior trim to prevent further water intrusion, reinstalling drywall by a qualified person.



9.0 Item 2(Picture) High levels of moisture/moisture ant activity



9.0 Item 3(Picture) Temporary repairs



9.0 Item 4(Picture) Moisture ant activity

9.2 (1) Safety: No safety cable was installed inside of the garage door extension springs in all garages. The installation of a safety cable prevents the springs from becoming airborne should they break under pressure. Recommend the installation of a safety cable by a qualified garage door repair company..



9.2 Item 1(Picture) Example of cable needed

9.2 (2) Maintenance: No handle was present on the vehicle door in Unit C. This door was not tested.



9.2 Item 2(Picture) Handle missing Unit C

9.2 (3) Due to personal belongings, the vehicle doors in Units A and D were not accessible for inspection.

9.3 (1) Maintenance: The jamb was damaged on the door to the interior in Unit C. Recommend replacing the jamb by a qualified person.



9.3 Item 1(Picture) Damaged jamb in Unit C

9.3 (2) Maintenance: No weatherstripping was present on the door to the interior from the garage in Units B and C. Recommend installing weatherstripping to prevent heat loss at this location.

9.3 (3) Maintenance: The door between Unit B and the garage did not self close and latch. The door was equipped with self closing hinges, however they were in need of adjustment. It is recommended that this door self close and latch as it provides fire protection and prevents carbon monoxide from automobiles from entering the home.

10(A) . Unit A Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials**Cabinetry:**

Wood
Particle Board

Countertop:

Laminate

Clothes Dryer Vent Material:

Flexible Metal

Dryer Power Source:

220 Electric

		IN	NI	NP	NV	RR
10.0.A	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
10.1.A	PLUMBING DRAIN AND VENT SYSTEMS	•				
10.2.A	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	•				
10.3.A	RANGES/OVENS/COOKTOPS	•				
10.4.A	RANGE HOOD	•				
10.5.A	DISHWASHER	•				
10.6.A	FOOD WASTE DISPOSER	•				
10.7.A	MICROWAVE COOKING EQUIPMENT			•		
10.8.A	LAUNDRY ROOM	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

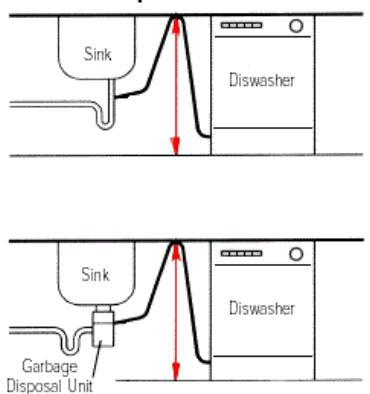
IN NI NP NV RR

Comments:

10.3.A Maintenance: One control knob was damaged on the oven in the kitchen of Unit A. Recommend replacing the knob.

10.4.A Maintenance: The exhaust fan in the kitchen recirculating back into the home. Under current industry standards, it is recommended that an exhaust fan be installed to terminate to the exterior of the building.

10.5.A Maintenance: No air gap or high loop was noted on the dishwasher drain line. A high loop or air gap prevents a back flow into the dishwasher should the sink become clogged. Some dishwashers have a built in check valve to prevent back flow. Recommend rerouting the drain line above the bottom of the sink, and then into the garbage disposal, consulting the manufacturers' installation instructions to determine if a check valve is installed on the unit.

Without an Air Gap**10.5.A Item 1(Picture) Example of high loop**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(B) . Unit B Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials**Cabinetry:**

Wood
Particle Board

Countertop:

Composite

Clothes Dryer Vent Material:

Flexible Metal

Dryer Power Source:

220 Electric

		IN	NI	NP	NV	RR
10.0.B	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
10.1.B	PLUMBING DRAIN AND VENT SYSTEMS	•				
10.2.B	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	•				
10.3.B	RANGES/OVENS/COOKTOPS					•
10.4.B	RANGE HOOD	•				
10.5.B	DISHWASHER	•				
10.6.B	FOOD WASTE DISPOSER	•				
10.7.B	MICROWAVE COOKING EQUIPMENT	•				
10.8.B	LAUNDRY ROOM	•				
		IN	NI	NP	NV	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

Comments:

10.3.B Safety: The anti-tip device was not installed on the range. The anti-tip device prevents the unit from tipping forward should something or someone stand on the door. Recommend installation of the device to prevent accidental burns.

10.4.B Maintenance: The exhaust fan in the kitchen recirculating back into the home. Under current industry standards, it is recommended that an exhaust fan be installed to terminate to the exterior of the building.

10.5.B Maintenance: No air gap or high loop was noted on the dishwasher drain line. A high loop or air gap prevents a back flow into the dishwasher should the sink become clogged. Some dishwashers have a built in check valve to prevent back flow. Recommend rerouting the drain line above the bottom of the sink, and then into the garbage disposal, consulting the manufacturers' installation instructions to determine if a check valve is installed on the unit.

10.6.B Maintenance: The food disposer wiring is missing a cord connector (anti-strain device). Recommend installing a proper connector.



10.6.B Item 1(Picture) Connector needed

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(C) . Unit C Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials**Cabinetry:**

Wood
Particle Board

Countertop:

Tile

Clothes Dryer Vent Material:

Flexible Metal

Dryer Power Source:

220 Electric

		IN	NI	NP	NV	RR
10.0.C	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
10.1.C	PLUMBING DRAIN AND VENT SYSTEMS	•				
10.2.C	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	•				
10.3.C	RANGES/OVENS/COOKTOPS					•
10.4.C	RANGE HOOD	•				
10.5.C	DISHWASHER	•				
10.6.C	FOOD WASTE DISPOSER	•				
10.7.C	MICROWAVE COOKING EQUIPMENT	•				
10.8.C	LAUNDRY ROOM	•				
		IN	NI	NP	NV	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

Comments:

10.1.C (1) Maintenance: A ribbed, flexible drain is being used beneath the kitchen sink. Under current industry standards, all drain material must be smooth walled to prevent frequent clogging. Recommend repairs by a qualified person.



10.1.C Item 1(Picture) Ribbed drain

10.1.C (2) Maintenance: Nonprofessional repairs were noted on the drain beneath the sink in the kitchen of Unit C. Recommend installing a new drain and P trap by a qualified person.



10.1.C Item 2(Picture) Nonprofessional repairs

10.3.C Safety: The anti-tip device was not installed on the range. The anti-tip device prevents the unit from tipping forward should something or someone stand on the door. Recommend installation of the device to prevent accidental burns.

10.4.C Maintenance: The exhaust fan in the kitchen recirculating back into the home. Under current industry standards, it is recommended that an exhaust fan be installed to terminate to the exterior of the building.

10.5.C Maintenance: No air gap or high loop was noted on the dishwasher drain line. A high loop or air gap prevents a back flow into the dishwasher should the sink become clogged. Some dishwashers have a built in check valve to prevent back flow. Recommend rerouting the drain line above the bottom of the sink, and then into the garbage disposal, consulting the manufacturers' installation instructions to determine if a check valve is installed on the unit.



10.5.C Item 1(Picture) No high loop

10.6.C Maintenance: The food disposer wiring is missing a cord connector (anti-strain device). Recommend installing a proper connector.



10.6.C Item 1(Picture) Connector needed

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(D) . Unit D Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials**Cabinetry:**

Wood
Particle Board

Countertop:

Composite

Clothes Dryer Vent Material:

Flexible Metal

Dryer Power Source:

220 Electric

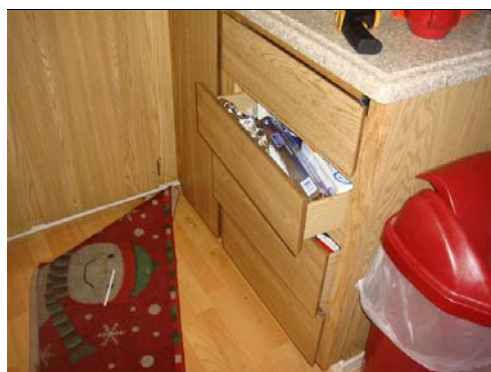
		IN	NI	NP	NV	RR
10.0.D	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
10.1.D	PLUMBING DRAIN AND VENT SYSTEMS	•				
10.2.D	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	•				
10.3.D	RANGES/OVENS/COOKTOPS	•				
10.4.D	RANGE HOOD	•				
10.5.D	DISHWASHER	•				
10.6.D	FOOD WASTE DISPOSER	•				
10.7.D	MICROWAVE COOKING EQUIPMENT	•				
10.8.D	LAUNDRY ROOM	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

10.0.D Maintenance: Cabinets were worn and one drawer was not connected to the tracks in the kitchen. Recommend repairs to the cabinets by a qualified person.



10.0.D Item 1(Picture) Loose drawer

10.1.D Maintenance: Nonprofessional repairs were noted on the drain beneath the sink in Unit D. Recommend monitoring for leaks, replacing the drain as needed.



10.1.D Item 1(Picture) Nonprofessional repairs



10.1.D Item 2(Picture) Nonprofessional repairs

10.4.D Maintenance: The exhaust fan in the kitchen recirculating back into the home. Under current industry standards, it is recommended that an exhaust fan be installed to terminate to the exterior of the building.

10.5.D Maintenance: No air gap or high loop was noted on the dishwasher drain line. A high loop or air gap prevents a back flow into the dishwasher should the sink become clogged. Some dishwashers have a built in check valve to prevent back flow. Recommend rerouting the drain line above the bottom of the sink, and then into the garbage disposal, consulting the manufacturers' installation instructions to determine if a check valve is installed on the unit.



10.5.D Item 1(Picture) No high loop

10.6.D (1) Maintenance: The food disposer wiring is missing a cord connector (anti-strain device). Recommend installing a proper connector.



10.6.D Item 1(Picture) Connector needed

10.6.D (2) Maintenance: The garbage disposal was not operational. Recommend replacing the disposal by a qualified person.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11(A) . Unit A Bath

		IN	NI	NP	NV	RR
11.0.A	TOILET	•				
11.1.A	SINKS	•				
11.2.A	COUNTERS AND CABINETS	•				
11.3.A	EXHAUST FAN	•				
11.4.A	BATHTUB	•				
11.5.A	SHOWER	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

INNI NP NV RR

Comments:

11.4.A Maintenance: The tub surround and caulking were worn and pulling loose in the bathroom of Unit A. Recommend repairs to the formica surround as possible, caulking to prevent water intrusion.

11(B) . Unit B Bath

		IN	NI	NP	NV	RR
11.0.B	TOILET					•
11.1.B	SINKS	•				
11.2.B	COUNTERS AND CABINETS	•				
11.3.B	EXHAUST FAN	•				
11.4.B	BATHTUB	•				
11.5.B	SHOWER	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

11.0.B Repair/Replace/ Wood Destroying Organism (WDO): When tested with a moisture meter high levels of moisture were noted around the toilet and beneath all of the vinyl floor in the bathroom of Unit B and visibly swelling was noted on the subfloor. When tested, the moisture content exceeded 20%. When the moisture content exceeds 18% wood rot and mold growth will begin. I was unable to determine the extent of damage if any to the substructure beneath the floor covering. Recommend removal of the toilet to view subfloor repairing all damaged wood that may be exposed, reinstalling the toilet with a new wax ring.



11.0.B Item 1(Picture) High levels of moisture



11.0.B Item 2(Picture) High levels of moisture

11.1.B Maintenance: The sink was slow to drain. Recommend clearing P trap, contacting a licensed plumber if the drain fails to open.

11.3.B Maintenance: The exhaust fan was not operational. Recommend replacing the fan by a qualified person.

11.4.B (1) Maintenance: Recommend installing silicone between the tub spout and the tub enclosure to prevent moisture intrusion.



11.4.B Item 1(Picture) Silicone needed

11.4.B (2) Maintenance: The tub was slow to drain in the bathroom. Recommend clearing the P trap, contacting a licensed plumber if the drain fails to open.

11(C) . Unit C Bath

		IN	NI	NP	NV	RR
11.0.C	TOILET	•				
11.1.C	SINKS	•				
11.2.C	COUNTERS AND CABINETS	•				
11.3.C	EXHAUST FAN	•				
11.4.C	BATHTUB	•				
11.5.C	SHOWER	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

INNI NP NV RR

Comments:

- 11.1.C Maintenance: No drain stop was installed on the sink. Recommend installing a drain stop as desired.
- 11.4.C Maintenance: The caulking was worn on the tub surround. Recommend removal of worn caulking, reinstalling caulking to prevent water intrusion.



11.4.C Item 1(Picture) Worn tub surround

11(D) . Unit D Bath

		IN	NI	NP	NV	RR
11.0.D	TOILET	•				
11.1.D	SINKS	•				
11.2.D	COUNTERS AND CABINETS	•				
11.3.D	EXHAUST FAN	•				
11.4.D	BATHTUB	•				
11.5.D	SHOWER	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

11.0.D Maintenance: The toilet was loose to the floor at the time of inspection. Recommend tightening the nuts, taking care not to crack the toilet base caulking around the base of the toilet to the floor. If the toilet will not become secure, a new wax ring or flange may be needed.

11.1.D Maintenance: The sink was slow to drain. Recommend clearing P trap, contacting a licensed plumber if the drain fails to open.

11.4.D (1) Maintenance: The caulking was very worn between the tub and surround. Recommend removal of worn caulking, reinstalling caulking to prevent water intrusion.



11.4.D Item 1(Picture) Worn tub surround

11.4.D (2) Maintenance: The hot and cold lines are reversed on the faucet located in the hall bathroom. Recommend repairs by a qualified person.

General Summary



**11014 19th Ave. SE PMB #74
Everett, WA 98208
425-357-0956**

Customer
Rob Renfro

Address
1234 Main St.
Auburn WA 98002

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation, or are a substantial safety hazard.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. All repairs must be completed by the applicable licensed & bonded trade or profession.

1. Grounds

1.0 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace



Repair/Replace: The soil was very soggy and standing water was noted at several locations along the left and rear of the property. Recommend further evaluation and the installation of additional drainage or repairs to subsurface drainage as needed by a licensed contractor to prevent standing water and ensure that yard is usable through the winter months.

1.1 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace



(1) **Safety:** The space was too large between each riser on exterior stairs. It is recommended that these openings be blocked to prevent injury to small children. Recommend repairs by a qualified person.



(2) **Repair/Replace: Safety :** Inadequate fasteners were noted on many joist hangers at the front deck. According to the manufacturer, fasteners are required at all holes supplied by the manufacturer of the bracket. Also, screws were being used on brackets at several locations. Screws are not permitted to be used at these locations as they do not contain the same sheer strength as a nail. Also, wood rot was noted on several floor joists of this deck. Newer pressure-treated wood has been sistered to the rotting portions however, wood rot will continue to grow and eventually begin to damage the pressure-treated lumber. The top of the stair stringers are beginning to pull loose creating a fall hazard. It is recommended that a licensed contractor familiar with deck construction be contacted to make repairs to the deck and stairs, making all repairs to current industry standards to prevent accidental injury.



(5) **Safety :** The top of the handrail is pulling loose on the exterior stairs. Recommend repairs or replacing the handrail by a licensed contractor.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace



(1) **Repair/Replace: Wood Destroying Organism (WDO):** Wood rot was noted on trim and wall cladding at many locations around the perimeter of the home (see photos). Also, the trim was in need of paint at many locations. A board by board inspection is outside the scope of a home inspection however, it is recommended that a licensed siding contractor replace all damaged areas noted in the report and a complete inspection of the exterior of the building, including potentially removing belly band boards between levels of the home and along the ground floor, replacing any damaged siding that may be discovered, prepping, priming and painting the exterior siding and trim as needed. Damaged siding was also noted at all three chimney flashings. When damage occurs at these locations, water intrusion may occur around the chimney flashings.

4. Roofing / Chimneys / Roof Structure and Attic

4.3 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Repair or Replace





(1) **Repair/Replace: Wood Destroying Organism (WDO):** Gutters and downspouts were sagging, leaking and full of water/improperly sloped at many locations around the building. It is recommended that a licensed gutter contractor be contacted to install new gutters on the building to prevent further sagging and damage to the fascia boards and wall cladding of the home.

5. Plumbing System

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS


Repair or Replace

-  (1) **Safety:** When tested the water temperature exceeded 120 degrees in Unit A. According to the Consumer Product Safety Commission, an adult can receive a third degree burn when the water temperature is at 130 degrees. Recommend setting the temperature dial on the hot water heater to no more than 120 degrees.
-  (2) **Repair/Replace/ Monitor:** The electric water heater in Unit B was manufactured in 2005 making the unit 13 years of age. The average lifespan of an electric water heater is approximately 11 years. Although some water heaters last considerably longer, this unit has outlived its expected lifespan and may need replacement in the near future.

7. Electrical System


7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

-  (3) **Safety :** Evidence of overheating was noted on one wire in the electrical panel of Unit B and the wire was loose to the breaker. It is recommended that a licensed electrician make repairs to prevent overheating and a potential fire.


7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

-  (1) **Safety:** Electrical outlets were installed over baseboard heaters at several locations in all Units. It is not recommended that outlets be installed in this manner as the cords of plugged in devices will hang in front of the heater. Recommend rerouting cords to prevent contact with the heater.

7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)



Repair or Replace

-  **Safety/ Repair/Replace:** The following receptacles were not ground fault circuit interrupter (GFCI) protected: in all kitchens and all garages. GFCI's are currently required at all locations near a water source including the garage and exterior. GFCI's are intended to protect someone from electrical shock. This home may have been built prior to the requirement of GFCI outlets in some locations, however it is recommended that GFCI's be installed by a licensed electrical contractor as an upgrade.

8. Interior



8.4 FLOORS

Repair or Replace

-  (1) **Repair/Replace:** Overall, the floor coverings in the home, primarily carpeting and vinyl, are very worn, soiled or damaged. Recommend budgeting for replacement of the floor coverings in the home as needed.
-  (2) **Repair/Replace:** Evidence of water intrusion behind the self-adhesive floor tiles were noted in the bathroom of Unit A. Recommend replacing the vinyl flooring at this location by a qualified person.


8.6 DOORS (Exterior)

Repair or Replace

-  (1) **Repair/Replace:** The weather seal was damaged and the exterior door was difficult to operate in Unit A. Recommend repairs or replacing the door as needed
-  (2) Due to personal belongings, the exterior sliding door in Unit C was not accessible for inspection.

8.8 SMOKE DETECTORS



Repair or Replace

-  (1) **Safety:** No smoke detectors were installed in the bedrooms of all Units. Under current industry standards, smoke detectors are required in all sleeping areas of the home. Recommend the installation of smoke detectors at these locations according to the manufacturer's installation instructions.

9. Garage


9.0 GARAGE CEILING/WALLS

Repair or Replace

-  (1) **Safety :** A plywood cover has been installed over presumably a hole in the drywall ceiling in the garage Unit C. The drywall at this location provides fire safety between the garage and structure of the building. Recommend replacing the plywood with 5/8 Type X fire rated drywall by qualified person.
-  (2) **Repair/Replace: Wood Destroying Organism (WDO):** Evidence of water intrusion was noted on the drywall adjacent to the vehicle door in the garage of Unit C. When tested with a moisture meter, levels of moisture greater than 20% were noted on the drywall. When the moisture content of wood exceeds 20%, wood rot and mold growth will occur. When tested, the drywall crumbled, exposing active moisture ant activity. It is recommended that the drywall be removed at these locations, making repairs to the damaged exterior trim to prevent further water intrusion, reinstalling drywall by a qualified person.

9.2 GARAGE DOOR (S)

Repair or Replace

-  (1) **Safety:** No safety cable was installed inside of the garage door extension springs in all garages. The installation of a safety cable prevents the springs from becoming airborne should they break under pressure. Recommend the installation of a safety cable by a qualified garage door repair company..

10(B). Unit B Kitchen

10(B). Unit B Kitchen**10(B). Unit B Kitchen****10.3.B RANGES/OVENS/COOKTOPS****Repair or Replace**

Safety: The anti-tip device was not installed on the range. The anti-tip device prevents the unit from tipping forward should something or someone stand on the door. Recommend installation of the device to prevent accidental burns.

10(C). Unit C Kitchen**10.3.C RANGES/OVENS/COOKTOPS****Repair or Replace**

Safety: The anti-tip device was not installed on the range. The anti-tip device prevents the unit from tipping forward should something or someone stand on the door. Recommend installation of the device to prevent accidental burns.

11(B). Unit B Bath**11.0.B TOILET****Repair or Replace**

Repair/Replace/ Wood Destroying Organism (WDO): When tested with a moisture meter high levels of moisture were noted around the toilet and beneath all of the vinyl floor in the bathroom of Unit B and visibly swelling was noted on the subfloor. When tested, the moisture content exceeded 20%. When the moisture content exceeds 18% wood rot and mold growth will begin. I was unable to determine the extent of damage if any to the substructure beneath the floor covering. Recommend removal of the toilet to view subfloor repairing all damaged wood that may be exposed, reinstalling the toilet with a new wax ring.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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