Inspection report for the property at

Sample Address 1

This report is prepared exclusively for **Sample Report**
On: **2021-11-04**

Company Information

Frazier Inspections LLC
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Inspector #: OH Lic. # 2021007353

This is a sample report

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. However there might be times where when touching, walking , testing the area damage may occur - the Company is not responsible for any damage in relation to the processing of gathering information. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Corrections for defects

It is understood that this report will identify a recommendation of a qualified trade. The Company does not estimate costs of corrections and that some corrections may require multiple trades - this report only identifies the initial qualified trade to evaluate further- again other trades might be needed not mentioned in this report to correct.

Standards of Practice

The Company will perform the Inspection in accordance with (a) the current standards of practice and canons of ethics set forth in ORC Section 4764 and posted online, respectively, at https://www.com.ohio.gov/documents/1301.17.1.17-StandardsofPractice.pdf and https://www.com.ohio.gov/documents/1301.17.1.16-CanonsofEthics.pdf (collectively, the "OH SOP") and (b) the current standards of practice of the International Association of Certified Home Inspectors (the "NACHI SOP") posted at www.nachi.org/sop. Client understands that the OH SOP and the NACHI SOP contain certain limitations, exceptions, and exclusions. In the event of a conflict between the terms of the OH SOP and the terms of the NACHI SOP, the OH SOP will control. ***Client is responsible to view and understand the SOP prior to signing the contract.***

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. ***However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.***

The best way to get the layers of information that are presented in this report is to read your report online, which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information.

This report can also be printed on paper or to a PDF document.

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

Inspected: The component was inspected and found no visible defects based on Ohio and InterNachi SOP per contract

Not Inspected: Component is part of the Ohio and InterNachi SOP - however was not inspected - reason explained.

Defect Requiring Qualified Trade Contractor: A visible defect was found requiring a "Qualified" trade contractor

🔍 **Due Diligence:** Observation such as a buried oil tank that may require further investigation to determine the severity and / or urgency of repair.

📌 **Note:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Summary

Inspecteds

G-1 Grounds: Inspected

ESDW-1 Exterior Siding, Doors and Windows: Inspected

ESDW-5 Exterior Siding, Doors and Windows: Inspected

ESDW-6 Exterior Siding, Doors and Windows: Inspected

ESDW-7 Exterior Siding, Doors and Windows: Inspected

ESDW-8 Exterior Siding, Doors and Windows: Inspected

DPB-4 Decks, Porches and Balconies: Inspected

FSD-1 Fuel Storage and Distribution: Inspected

FSD-2 Fuel Storage and Distribution: Inspected

FSD-3 Fuel Storage and Distribution: Inspected

G2-1 Garage: Inspected

Not Inspecteds

G-8 Grounds: Fences are not part of the SOP - however the metal fence was noticed - posts not securely grounded, bent and not securing the property - recommend client review further if important condition to them.

G-9 Grounds: Not part of the SOP

DPB-3 Decks, Porches and Balconies: The structure of the deck could not be inspected due to secured screening at perimeter - recommend review of structure of posts and ledger board to home be inspected by a qualified carpenter or qualified general contractor.

ES1-10 Electric Service: Could not validate inside of panel. Recommend further evaluation by a qualified electrician

Defect Requiring Qualified Trade Contractors

G-2 Grounds: The downspout is not properly connected to the storm drain and is spilling water adjacent to the foundation. This requires immediate repair to ensure proper control of roof runoff.

G-3 Grounds: Portions of the walkway flatwork around the home are settling creating trip hazards. Hire a qualified general contractor to further investigate and repair to eliminate all

trip hazards and ensure a reliable walking surface.

G-4 Grounds: The gravel driveway is sloping toward the house and does not have the benefit of a drain - just a swale to divert water to the side of the garage. Difficult to know how this will perform but this would appear vulnerable to garage leakage during heavy rains. Monitor as a drain may be needed to better protect this garage.

G-5 Grounds: Pruning trees, branches and vegetation away from the house is recommended. Where trees, branches and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended as many rodents can jump 6-feet. All vegetation, including smaller landscaping such as grasses, flowers and shrubs should be kept 1-foot off the house to eliminate contact which could trap moisture against the building.

G-6 Grounds: An arborist should be hired to further evaluate the large trees on the property and prune or remove as recommended. Whenever large trees are located near a house a higher level of maintenance should be expected to keep trees safe and healthy and to eliminate the risks of damage to the home or building materials from falling limbs and to eliminate rodent entry points. With larger trees such as firs pruning is recommended to eliminate the sail effect and reduce strain on these tress during high winds. If an arborist has not been out in the last few years, I recommend a new consultation.

G-7 Grounds: Trees and shrubbery should be pruned back away from the electric service drop to prevent damage to the electric service conductors. Contact the utility or a professional arborist to implement this repair as working around live electric wires is hazardous.

ESDW-2 Exterior Siding, Doors and Windows: Localized paint failure was noted at the exterior see especially where exposed to the weather. Implement localized painting as needed.

ESDW-3 Exterior Siding, Doors and Windows: The steel lintels that support the brick above garage door are corroding and require repair to prevent on-going corrosion of the lintel that could damage the masonry siding. These can be expensive and difficult to repair. Hire a qualified mason to further evaluate and repair.

ESDW-4 Exterior Siding, Doors and Windows: Localized siding repairs are needed to the exterior vinyl siding system on back of house at the 3 season room addition. Please note that vinyl siding is impossible to see behind and it is difficult to determine if these defects have allowed water to enter the siding envelope or not. Hire a vinyl siding specialist to further evaluate and repair.

DPB-1 Decks, Porches and Balconies: Numerous repairs are needed to the decking systems on this house to ensure safe and reliable performance. Some of these repairs can be made, while other issues may be difficult to fully correct until the deck is rebuilt. I recommend additional inspection and repair of these decks by a qualified carpenter or qualified general contractor. Options include a full re-building or implementing repairs as are feasible to prolong the useful life of the deck.

DPB-2 Decks, Porches and Balconies: The softwood decking on this deck is at the end of its useful service life. The decking is rotting and in poor condition. Temporary repairs can be made by replacing the worst boards, re-setting loose nails and cleaning and re-staining the wood but this deck needs to be re-decked in the near term. The structure should be fully evaluated by a qualified general contractor prior to re-decking. Even treated wood will eventually decay and older decks are seldom built to today's standards. This can make complete deck re-building a better option that just re-decking.

G2-2 Garage: Repair the damaged weather stripping on the bottom of the garage door. This is important to prevent water and rodent entry.

G2-3 Garage: The garage concrete slab has a larger than normal crack. I did not see cracking running into the stem wall or footing, indicating this is likely not structural to the house, but poor preparation of the soils below the slab prior to the pour. To date the slab is still functional, but not ideal. It is difficult to gauge the urgency for repair here as one could live with this unless it worsens. I did check for signs that the building could be settling and I could not find evidence for this. Repair as needed / desired.

RCG-1 Roof, Chimney and Gutters: This roof is done in a three tab composition shingle. The roof looks to be close to the end of its useful service life and localized areas of failure were noted. Roof replacement can be more cost-effective than repairs depending on the scope, cost and urgency of needed repairs.

Recommendation:
Hire a qualified roofing contractor to further evaluate this roof and repair or replace as recommended. Examples of specific observations noted during inspection include:

RCG-3 Roof, Chimney and Gutters: Numerous repairs are needed to the masonry chimneys on this house. I recommend additional inspection of the masonry chimneys by a qualified mason or chimney sweep. Implement repairs as recommended. Examples of visible defects noted during inspection include: failing mortar

RCG-4 Roof, Chimney and Gutters: Failing mortar was noted at the masonry chimney above the roof line. This condition risks increased water entry and penetration into the masonry chimney which can lead to water damage, loose bricks and eventually a failing structure. Hire a licensed masonry contractor to further evaluate and repair the masonry chimney as recommended.

RCG-5 Roof, Chimney and Gutters: The concrete chimney cap is in poor condition and requires repair to prevent water from entering and damaging the chimney. Hire a mason to further evaluate and repair the masonry chimney cap.

RCG-7 Roof, Chimney and Gutters: Repair all of the loose / poorly secured downspouts. Many of the downspouts are not well secured to the home and are vulnerable to disconnecting. This could lead to water damage. Tune up all downspouts to ensure they are reliably secured. Recommend further evaluation by a qualified roofing or gutter contractor.

RCG-8 Roof, Chimney and Gutters: Repair all downspouts that are discharging onto wood. See Be sure all water is diverted away from wood.

ES1-1 Electric Service: Overall, numerous problems were noted in the wiring system indicating older, incomplete and unreliable wiring practices. I recommend a complete evaluation of the entire electrical system by a qualified electrical contractor. Implement repairs and updates as recommended. The dead cover was not removed for evaluation due to being in moisture areas and blank breaker covers missing.

ES1-2 Electric Service: Some of the wires in the electric drop appear to have damaged insulation. This is a potential safety hazard that can lead to arcing and even fires. I recommend additional inspection of the electric service conductors by the utility. Repair as needed to ensure reliable performance.

ES1-3 Electric Service: Trees and vegetation are impacting the overhead electric service drop. This can fray through insulation and cause damage to the conductors and even arcing and fires. I recommend additional inspection of this drop by the utility. Remove trees, limbs and vegetation as needed and repair conductors if needed.

ES1-4 Electric Service: Corrosion was noted on the electric meter base. This does not require repair at this time. It is difficult to know when replacement may become needed. Recommend further evaluation by a qualified electrician

ES1-5 Electric Service: Inadequate labeling of the electric panel circuit breakers was noted during inspection. This should be corrected for improved safety.

ES1-6 Electric Service: Openings were noted in the dead front cover to the electric panel. This is unsafe as it does not adequately protect the energized area of the electric panel. Cover all open knock-outs with listed covers.

ES1-7 Electric Service: The dead front cover is missing many of the screws needed to adequately secure the cover. Install missing screws as needed for improved safety and please note that screws with sharp ends are not recommended.

ES1-8 Electric Service: Inadequate labeling of the electric panel circuit breakers was noted during inspection. This should be corrected for improved safety.

ES1-9 Electric Service: Openings were noted in the dead front cover to the electric panel. This is unsafe as it does not adequately protect the energized area of the electric panel. Cover all open knock-outs with listed covers.

EDFW-1 Electric Distribution and Finish Wiring: The open electrical junction boxes need to be covered for improved safety - see basement ceiling. This is as simple as installing a cover plate over the box to protect the wiring. Sometimes, an extension ring is needed if finishes are covering the box. Repair as needed for improved safety.

EDFW-2 Electric Distribution and Finish Wiring: The open electrical splices in the basement should be further evaluated and repaired by a licensed electrical contractor. All wiring splices should be contained inside listed junction boxes. Open or running splices are a sign of amateur or incomplete electrical work and could indicate a need for additional repairs that are latent or concealed. Have this further evaluated and repaired as recommended by a qualified electrical contractor.

EDFW-3 Electric Distribution and Finish Wiring: Overall, numerous defects and red flags were noted in the wiring system indicating unreliable and incomplete wiring practices. I recommend additional inspection and repair of the entire wiring system by a licensed electrical contractor as additional repairs could be needed that are latent or concealed. This should be considered urgent for safety reasons.

EDFW-5 Electric Distribution and Finish Wiring: The missing cover plates to electric receptacles, switches and junction boxes should be installed to cover all access to wiring at switches and receptacles. Where switches, receptacles or junction boxes are positioned below wall or ceiling or cabinet finishes, an extension ring may be needed.

EDFW-6 Electric Distribution and Finish Wiring: basement outlets should be GFCI as it's considered a possible moisture area. These will mitigate fire or shock issues. Recommend further evaluation by a qualified electrician

EDFW-9 Electric Distribution and Finish Wiring: Modern standards recommend smoke alarms in all bedrooms, in all hallways outside bedrooms and at least one on each floor of the building. At the time of inspection smoke alarms were incomplete in the bedrooms. This is considered a safety concern. Recommend further evaluation by a qualified electrician.

HCFV-4 Heating, Cooling, Fireplaces and Ventilation: The heat register covers in the ceiling are missing in places and require repair so that ducts can be dampened as desired and for a proper finish.

I-2 Interior: The graspable handrail is loose and requires securing or tightening for improved safety.

I-3 Interior: The door was noted to be opening over the stairs. This is a safety hazard and is non-standard. All doors should open in or over a landing to avoid a trip hazard. Remove the door or change the direction the door swings for improved safety.

Repairs

P2-4 Plumbing: Install listed seismic straps to restrain the water heater in the event of an earthquake; none were noted during inspection. Two straps should be located on the water heater: one on upper 1/3rd of tank and one at the lower 1/3rd.

P2-5 Plumbing: The hose bib at the front side of the house is poorly mounted to the siding. This could cause leaks in the siding around the hose bib and could allow the hose bib to become loose during operation. Hose bibs should be securely mounted to blocks that are lead into the siding and which are properly flashed or caulked.

I-1 Interior: It is not possible, in the context of a visual home inspection, to determine the load capacity and adequacy of installed closet shelving. During inspection we try and tug on parts of the shelving and sound near attachment points to see if the shelving is well-anchored, but resulting conclusions are just a guess, and the adequately of shelving systems depends on what occupants are using the shelving to store: how much weight they are putting on the systems. In this case, several concerns were noted during inspection:

Recommendation

I recommend additional inspection and repair of the closet shelving as deemed necessary. Again, the scope and urgency of repairs is subjective, but use caution if installing a lot of weight in any shelving system as failure can pose a safety hazard.

A-3 Attic: The attic access hatch cover is missing insulation. Install a thermal barrier here to reduce heat loss.

SB-2 Structure and Basement: The basement bedroom has no provision for escape and rescue. This is typically provided through an approved escape and rescue opening: a window or door and the window must meet some basic minimum size requirements that can have variation and exceptions but are basically: no more than 44-inches off the ground and with at least 5.7 sq/ft opening and at least 20-inches wide.

Recommended Maintenance Items

RCG-2 Roof, Chimney and Gutters: The NFPA (National Fire Protection Association) recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. Level II inspections are not always needed, especially for short simple flues that can be inspected visually after a cleaning. If a chimney cleaning has not been performed over the past 12 months, such an inspection is recommended before the home changes ownership---for fire safety reasons. Implement any repairs as recommended.

RCG-6 Roof, Chimney and Gutters: The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak free and properly sloped to drain. This is routine house maintenance; I would expect the need to clean gutters and downspouts regularly.

HCFV-1 Heating, Cooling, Fireplaces and Ventilation: Annual servicing of the electric forced air furnace is recommended for safe and reliable heat. I could not find recent service records on the furnace, so a servicing is recommended. The furnace was tested during inspection and was operational. Examples of observations noted during inspection include:

HCFV-5 Heating, Cooling, Fireplaces and Ventilation: Annual servicing of the gas log fireplace is recommended to ensure safe and reliable performance. No recent service records were noted. Have this appliance cleaned and serviced by a qualified gas appliance specialist. Examples of observations noted during inspection include:

Improves

EDFW-8 Electric Distribution and Finish Wiring: The carbon monoxide (CO) alarms used here today are the type that are plugged into the wall. These are easily disabled as a child can simply unplug them. An improvement would be CO alarms in ceiling-mounted detectors. The modern standard is 1 / floor and 1 outside all sleeping areas.

EDFW-10 Electric Distribution and Finish Wiring: There appear to be some of the original smoke alarms. These are getting old. Fire marshals recommended updating smoke alarms every 10 years to ensure reliable performance. Updating is recommended.

AP-2 Additional Plumbing: The sump pump system does not appear to have any provisions for alarming the occupant if the system is disabled or failing. Consider installing a high water alarm system to alert the occupants should the pump fail or become disabled.

K-2 Kitchen: A ductless exhaust fan was noted for the cook-top. Installation of a fan that ducts to the exterior is recommended to remove moist air and odors to the exterior. Please note that if you switch to a gas range or cooktop in the future, a fan that vents to the exterior is still not required, as long as there is some ventilation in the kitchen, but is more strongly recommended. Gas ovens produce carbon monoxide while running and should really have an exhaust vent to the exterior.

LF-1 Laundry Facilities: A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply

connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed: Link.

SB-1 Structure and Basement: As always with older homes steps can be taken to improve the seismic stability of this home. Improvements include bolting the home to the foundation, adding sheer panels to pony walls and installing positive connections between posts and beams and posts and footings. Consult with a licensed general contractor or company specializing in seismic retrofits to further evaluate and improve the structure.

Due Diligences

P2-3 Plumbing: Based on visible components, this property appears to have a private on-site septic system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Investigating any information about this system's maintenance and repair history
- Reviewing any documentation available for this system
- Learning inspection and maintenance requirements for this system
- Hire a qualified specialist to evaluate, perform maintenance and make repairs as needed

AP-1 Additional Plumbing: A sump pump system was noted for this building. Inquire with the seller for more information about this pump system; is it needed to keep the building dry? Some sump pumps are installed as a prophylactic measure, other systems are critical for keeping a building dry. The importance of this system is impossible to determine during a one-time inspection. Sump pumps always require maintenance. If it is determined that the pump is critical to maintain a dry basement or crawl space, I recommend installing

- Back up power systems so the pump will work in a power outage
- Have a back-up pump and an alarm to alert the occupants in case of a pump failure.

I-4 Interior: The basement "bedrooms" do not have adequate escape and rescue openings. Today, all bedrooms must have a second means of **egress** in case of emergency. This is provided through a window that is at least 20 inches wide and at lest 24 inches tall and is 5.7 sq/ft or greater. If the window is at grade, meaning within 44-inches of the ground outside, the window must be at least 5 sq/ft. The bottom of the window must not be more than 44-inches off the floor on the inside of the house**.** Hire a licensed general contractor to further evaluate and repair for improved safety if these rooms are to be used as a bedroom.
Escape and rescue openings must comply with these basic guidelines:

- Minimum width of opening: 20 inches
- Minimum height of opening: 24 inches
- Minimum net clear opening at any ***grade floor level*** escape and rescue window: 5 square feet
- Minimum net clear opening of other escape and rescue windows: 5.7 square feet
- Maximum height of base of opening above interior side floor: 44 inches
- Windows should open easily without the use of keys or tools

And for window wells below grade:

- Minimum net clear area of 9 square feet
- Minimum horizontal projection and width of 36 inches
- Wells with a vertical depth greater than 44 inches require a permanent ladder or steps usable with the window in the fully open position

🔍 **K-1 Kitchen:** Inquire with the seller about appropriate products and directions for sealing and caring for your slab stone or engineered stone countertops. It is common to use sealers to seal the stone and other products to protect them from stains. Citric acids and oils can stain these countertops.

Efficiencies

A-4 Attic: The attic insulation could be improved to modern standards, which recommend R-49 on the floor and R-21 on walls. R-value is the measure of resistance to heat loss; the higher the R-value the better the insulation. During insulation repairs it is best practices to implement any air seal-up repairs to seal air leakage. Also, be sure you have completed any wiring or other projects that are needed in the attic. Then, hire an insulation contractor to improve thermal barriers.

Completed Items

P2-2 Plumbing: Water for this home appears to be supplied by a well system. ***Inspection of the well, water supply and water quality is beyond the scope of this inspection***. I recommend hiring a well specialist to inspect and evaluate the well and well water. Well equipment: the pump and captive storage tank have limited service lives and often require updating on a 20-year schedule. There are other elements of a well system that should be evaluated as well, such as the well production, often tested in a draw down test, water quality and well depth.

Notes

📌 **EDFW-4 Electric Distribution and Finish Wiring:** During inspection I test all Ground Fault Circuit Interrupter (GFCI) devices that are readily accessible. GFCI's are those electric receptacles with re-set buttons that you commonly see in bathrooms, kitchens and at the exterior of the home. GFCI's are important safety devices that limit the duration of electrical shocks and have demonstrably saved lives. I recommend being aware of where re-set buttons are located in the house as GFCI's can trip and disable a circuit which can not be re-energized without re-setting the button. I avoid testing to determine if a receptacle or circuit is GFCI protected if it is not clear where the re-set button can be found. This is because re-set buttons can be concealed behind stored items, so such a test risks disabling a circuit in the home. Occasionally, during testing of GFCI's one can fail. This is a statistical reality that some of these devices will fail under testing and require replacement after testing.

📌 **HCFV-2 Heating, Cooling, Fireplaces and Ventilation:** The air condition system and condensate control system could not be tested during inspection. Outdoor temperatures should exceed 65 degrees F for at least 24-hours or the air conditioning equipment can be

damaged by testing. I recommended having this system serviced and inspected prior to the next cooling season.

📌 **P2-1 Plumbing:** Water meter is in basement at bottom of steps in closet

📌 **A-1 Attic:** There is no ramp or safe way to access the attic space. Crawling through insulation and on top of framing risks damaging thermal barriers and ceiling finishes and is not a safe way to access an attic. This limited inspection of this space.

📌 **A-2 Attic:** I did not crawl the crawl space for the attic where there was no ramp or safe way to access the space. Crawling in the V of trusses or on top of framing risks damaging thermal barriers and ceiling finishes and is not a safe way to access an attic. This limited inspection of this space.

The Full Report

General Comments

Building Characteristics, Conditions and Limitations

Style of Home: Ranch
Type of Building : Single Family (1 story with Basement)
Approximate Square Footage: 1700

> *The approximate square footage listed here is listed as a courtesy and is based off of public records and disclosure. An evaluation of square footage of the buildings and property lines is beyond the scope of this inspection.*

Approximate Year of Original Construction: 1971

> *Unless the wiring in the building has been fully updated, this building likely has wiring that predates the late 1980's. Branch circuit wiring installed in buildings built prior to the late 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures.* ***Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius.*** *Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring. It is beyond the scope of this inspection to determine if any such incompatible components are installed. Based on the age of this building, be aware that such components may be present.*

In 1978, federal laws were passed to prohibit use of lead and asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with lead and asbestos, so even buildings constructed as late as the mid-1980's could possibly contain lead or asbestos. Identification and testing for lead and asbestos and other environmental testing is beyond the scope of this home inspection. If you wish to seek additional information, I recommend contacting an environmental lab or industrial hygienist.

Solid conductor aluminum wiring was used in residential construction for 15 and 20-amp circuits in the 1960's through the 1970's. This wiring has proven to be problematic and a fire hazard, primarily due to problems with loose connections and metal fatigue. I looked hard to find any signs of solid conductor aluminum here. No signs were found. There is always a chance that solid conductor aluminum wiring exists and is concealed from view. If this wiring is ever uncovered during subsequent renovation work, I recommend removal and replacement.

Attending the Inspection: Vacant (inspector only)
Occupancy: Occupied
Animals Present: Cat/s present
Weather during the inspection: Partly cloudy
Approximate temperature during the inspection: Below 50[F], Below 65[F]
Ground/Soil surface conditions: Damp
For the Purposes of This Report, the Front Door Faces: North, West

This home was occupied at the time of the inspection. Inspection of occupied homes presents some challenges as occupant belongings can obstruct visual inspection of and access to parts of the building. We do our best during inspection to work around belongings to discover as much as possible about the house without moving or damaging personal property, however, the presence of personal items does limit the inspection.

Grounds

General Grounds Photos

(G-1) Inspected: Inspected

Drainage and Site

Clearance to Grade: Standard

Downspout Discharge: Above and below grade, Disconnected from Storm Drain

(G-2) Defect Requiring Qualified Trade Contractor: The downspout is not properly connected to the storm drain and is spilling water adjacent to the foundation. This requires immediate repair to ensure proper control of roof runoff.

Driveways/Walkways/Flatwork

Driveway: Gravel
Walkways: Concrete
Patios: None noted

(G-3) Defect Requiring Qualified Trade Contractor: Portions of the walkway flatwork around the home are settling creating trip hazards. Hire a qualified general contractor to further investigate and repair to eliminate all trip hazards and ensure a reliable walking surface.

(G-4) Defect Requiring Qualified Trade Contractor: The gravel driveway is sloping toward the house and does not have the benefit of a drain - just a swale to divert water to the side of the garage. Difficult to know how this will perform but this would appear vulnerable to garage leakage during heavy rains. Monitor as a drain may be needed to better protect this garage.

Grounds, Trees and Vegetation

Trees/Vegetation too near building: Yes - Prune Vegetation off House, Arborist Recommended, Trees (On Electric Drop)

(G-5) Defect Requiring Qualified Trade Contractor: Pruning trees, branches and vegetation away from the house is recommended. Where trees, branches and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended as many rodents can jump 6-feet. All vegetation, including smaller landscaping such as grasses, flowers and shrubs should be kept 1-foot off the house to eliminate contact which could trap moisture against the building.

(G-6) Defect Requiring Qualified Trade Contractor: An arborist should be hired to further evaluate the large trees on the property and prune or remove as recommended. Whenever large trees are located near a house a higher level of maintenance should be expected to keep trees safe and healthy and to eliminate the risks of damage to the home or building materials from falling limbs and to eliminate rodent entry points. With larger trees such as firs pruning is recommended to eliminate the sail effect and reduce strain on these tress during high winds. If an arborist has not been out in the last few years, I recommend a new consultation.

(G-7) Defect Requiring Qualified Trade Contractor: Trees and shrubbery should be pruned back away from the electric service drop to prevent damage to the electric service conductors. Contact the utility or a professional arborist to implement this repair as working around live electric wires is hazardous.

Fences

Exterior Fencing: Present

(G-8) Not Inspected: Fences are not part of the SOP - however the metal fence was noticed - posts not securely grounded, bent and not securing the property - recommend client review further if important condition to them.

Outbuildings, Trellises, Storage Sheds, Barns

Not included, Not inspected

(G-9) Not Inspected: Not part of the SOP

Exterior Siding, Doors and Windows

Exterior Elevations

(ESDW-1) Inspected: Inspected

Siding and Trim

Trim Material: Wood, Metal, Masonry, Vinyl
Siding Material: Brick, Vinyl

(ESDW-2) Defect Requiring Qualified Trade Contractor: Localized paint failure was noted at the exterior see especially where exposed to the weather. Implement localized painting as needed.

(ESDW-3) Defect Requiring Qualified Trade Contractor:

The steel lintels that support the brick above garage door are corroding and require repair to prevent on-going corrosion of the lintel that could damage the masonry siding. These can be expensive and difficult to repair. Hire a qualified mason to further evaluate and repair.

(ESDW-4) Defect Requiring Qualified Trade Contractor: Localized siding repairs are needed to the exterior vinyl siding system on back of house at the 3 season room addition. Please note that vinyl siding is impossible to see behind and it is difficult to determine if these defects have allowed water to enter the siding envelope or not. Hire a vinyl siding specialist to further evaluate and repair.

Exterior Vent and Exhaust Terminations

(ESDW-5) Inspected: Inspected

Eaves

Aluminum

(ESDW-6) Inspected: Inspected

Exterior Doors

Solid core, Sliding glass

(ESDW-7) Inspected: Inspected

Exterior Window Frames

Vinyl, Wood

(ESDW-8) Inspected: Inspected

Decks, Porches and Balconies

Decks, Porches and Balconies

Present

> *To see a prescriptive guide for residential wood deck construction click this link:*

Structure: Appearance grade treated lumber
Ledger Board: Standard
Guardrail: Localized Wood Decay in Decking and Railing
Decking Material: Treated wood
Posts, Beams and Footings: Not Visible

(DPB-4) Inspected: Inspected

(DPB-3) Not Inspected: The structure of the deck could not be inspected due to secured screening at perimeter - recommend review of structure of posts and ledger board to home be inspected by a qualified carpenter or qualified general contractor.

(DPB-1) Defect Requiring Qualified Trade Contractor: Numerous repairs are needed to the decking systems on this house to ensure safe and reliable performance. Some of these repairs can be made, while other issues may be difficult to fully correct until the deck is rebuilt. I recommend additional inspection and repair of these decks by a qualified carpenter or qualified general contractor. Options include a full re-building or implementing repairs as are feasible to prolong the useful life of the deck.

(DPB-2) Defect Requiring Qualified Trade Contractor: The softwood decking on this deck is at the end of its useful service life. The decking is rotting and in poor condition. Temporary repairs can be made by replacing the worst boards, re-setting loose nails and cleaning and re-staining the wood but this deck needs to be re-decked in the near term. The structure should be fully evaluated by a qualified general contractor prior to re-decking. Even treated wood will eventually decay and older decks are seldom built to today's standards. This can make complete deck re-building a better option that just re-decking.

Fuel Storage and Distribution

General Comments

(FSD-1) Inspected: Inspected

Gas Meter

Present
Gas Shutoff Location: Front of home
Gas Pipe Materials: Steel and flex pipe

(FSD-2) Inspected: Inspected

Gas, Propane and Oil Piping

Gas Piping Materials Noted: Steel

(FSD-3) Inspected: Inspected

Garage

Garage General

Garage Type: Attached

(G2-1) Inspected: Inspected

Garage Doors and Automatic Openers

Overhead Garage Door Type: Metal
Automatic Garage Opener: Present
Garage Occupant Door: Solid Wood, Missing Weather Strip

(G2-2) Defect Requiring Qualified Trade Contractor: Repair the damaged weather stripping on the bottom of the garage door. This is important to prevent water and rodent entry.

Garage Floor

Garage Slab: Concrete, Large Cracks Noted in Slab Not Foundation

(G2-3) Defect Requiring Qualified Trade Contractor: The garage concrete slab has a larger than normal crack. I did not see cracking running into the stem wall or footing, indicating this is likely not structural to the house, but poor preparation of the soils below the slab prior to the pour. To date the slab is still functional, but not ideal. It is difficult to gauge the urgency for repair here as one could live with this unless it worsens. I did check for signs that the building could be settling and I could not find evidence for this. Repair as needed / desired.

Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Viewed with binoculars, Viewed at top of ladder
Roof Style: Hip
Flashings: Present and Visually Standard

> *Roof flashings are used to keep a roofing system waterproof where the roofing material starts, stops, changes direction or is penetrated. During inspection, we look for standard flashing techniques that could be considered normal or standard in our region. Damaged, incomplete or non-standard flashings can be a sign of an older or less reliable roofing system and may require repair. Any non-standard flashings noted during inspection will be reported on below if found.*

Roof Covering Materials: Three-tab composition shingle
Approximate Age of Roof Covering: Older roof 2 layers Will require tear off when replaced

(RCG-1) Defect Requiring Qualified Trade Contractor: This roof is done in a three tab composition shingle. The roof looks to be close to the end of its useful service life and localized areas of failure were noted. Roof replacement can be more cost-effective than repairs depending on the scope, cost and urgency of needed repairs.

Recommendation:
Hire a qualified roofing contractor to further evaluate this roof and repair or replace as recommended. Examples of specific observations noted during inspection include:

Chimneys

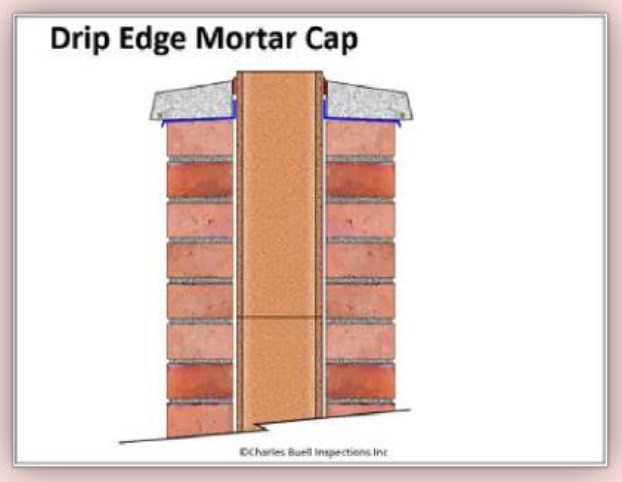
Present

Chimney Material: Masonry
Chimney Flue Liners: Not visible

(RCG-3) Defect Requiring Qualified Trade Contractor: Numerous repairs are needed to the masonry chimneys on this house. I recommend additional inspection of the masonry chimneys by a qualified mason or chimney sweep. Implement repairs as recommended. Examples of visible defects noted during inspection include: failing mortar

(RCG-4) Defect Requiring Qualified Trade Contractor: Failing mortar was noted at the masonry chimney above the roof line. This condition risks increased water entry and penetration into the masonry chimney which can lead to water damage, loose bricks and eventually a failing structure. Hire a licensed masonry contractor to further evaluate and repair the masonry chimney as recommended.

(RCG-5) Defect Requiring Qualified Trade Contractor: The concrete chimney cap is in poor condition and requires repair to prevent water from entering and damaging the chimney. Hire a mason to further evaluate and repair the masonry chimney cap.



(RCG-2) Recommended Maintenance: The NFPA (National Fire Protection Association) recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. Level II inspections are not always needed, especially for short

simple flues that can be inspected visually after a cleaning. If a chimney cleaning has not been performed over the past 12 months, such an inspection is recommended before the home changes ownership---for fire safety reasons. Implement any repairs as recommended.

Gutters and Downspouts

Gutter and Downspout Materials: Aluminum

(RCG-7) Defect Requiring Qualified Trade Contractor: Repair all of the loose / poorly secured downspouts. Many of the downspouts are not well secured to the home and are vulnerable to disconnecting. This could lead to water damage. Tune up all downspouts to ensure they are reliably secured. Recommend further evaluation by a qualified roofing or gutter contractor.

(RCG-8) Defect Requiring Qualified Trade Contractor: Repair all downspouts that are discharging onto wood. See Be sure all water is diverted away from wood.

(RCG-6) Recommended Maintenance: The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak free and properly sloped to drain. This is routine house maintenance; I would expect the need to clean gutters and downspouts regularly.

Electric Service

Electrical System Safety Overview

(ES1-1) Defect Requiring Qualified Trade Contractor: Overall, numerous problems were noted in the wiring system indicating older, incomplete and unreliable wiring practices. I recommend a complete evaluation of the entire electrical system by a qualified electrical contractor. Implement repairs and updates as recommended. The dead cover was not removed for evaluation due to being in moisture areas and blank breaker covers missing.

Electric Service Voltage Tested

Service Voltage: 120/240

Electric Service

Service Entrance: Above Ground
Meter Base Amperage: 125

(ES1-2) Defect Requiring Qualified Trade Contractor: Some of the wires in the electric drop appear to have damaged insulation. This is a potential safety hazard that can lead to arcing and even fires. I recommend additional inspection of the electric service conductors by the utility. Repair as needed to ensure reliable performance.

(ES1-3) Defect Requiring Qualified Trade Contractor: Trees and vegetation are impacting the overhead electric service drop. This can fray through insulation and cause damage to the conductors and even arcing and fires. I recommend additional inspection of this drop by the utility. Remove trees, limbs and vegetation as needed and repair conductors if needed.

(ES1-4) Defect Requiring Qualified Trade Contractor: Corrosion was noted on the electric meter base. This does not require repair at this time. It is difficult to know when replacement may become needed. Recommend further evaluation by a qualified electrician

Electric Service Equipment

Electric Service Amperage: 125 amps
Main Electric Panel Location: Garage
Panel Manufacturer: GE

(ES1-5) Defect Requiring Qualified Trade Contractor: Inadequate labeling of the electric panel circuit breakers was noted during inspection. This should be corrected for improved safety.

(ES1-6) Defect Requiring Qualified Trade Contractor: Openings were noted in the dead front cover to the electric panel. This is unsafe as it does not adequately protect the energized area of the electric panel. Cover all open knock-outs with listed covers.

Sub Panel

Sub Panel Location: Basement
Sub Panel Manufacturer: GE

(ES1-7) Defect Requiring Qualified Trade Contractor: The dead front cover is missing many of the screws needed to adequately secure the cover. Install missing screws as needed for improved safety and please note that screws with sharp ends are not recommended.

(ES1-8) Defect Requiring Qualified Trade Contractor: Inadequate labeling of the electric panel circuit breakers was noted during inspection. This should be corrected for improved safety.

(ES1-9) Defect Requiring Qualified Trade Contractor: Openings were noted in the dead front cover to the electric panel. This is unsafe as it does not adequately protect the energized area of the electric panel. Cover all open knock-outs with listed covers.

Electrical Grounding System

Grounding Rod Noted

> *Ground rod connections were noted at the exterior. The ground rods looked to be fully driven and connections looked standard,*

Electrical Bonding System

See electrical comments could not verify

(ES1-10) Not Inspected:

Could not validate inside of panel. Recommend further evaluation by a qualified electrician

Electric Distribution and Finish Wiring

Branch Wiring

Wiring Method: Non-metallic sheathed cable

(EDFW-1) Defect Requiring Qualified Trade Contractor: The open electrical junction boxes need to be covered for improved safety - see basement ceiling. This is as simple as installing a cover plate over the box to protect the wiring. Sometimes, an extension ring is needed if finishes are covering the box. Repair as needed for improved safety.

(EDFW-2) Defect Requiring Qualified Trade Contractor: The open electrical splices in the basement should be further evaluated and repaired by a licensed electrical contractor. All wiring splices should be contained inside listed junction boxes. Open or running splices are a sign of amateur or incomplete electrical work and could indicate a need for additional repairs that are latent or concealed. Have this further evaluated and repaired as recommended by a qualified electrical contractor.

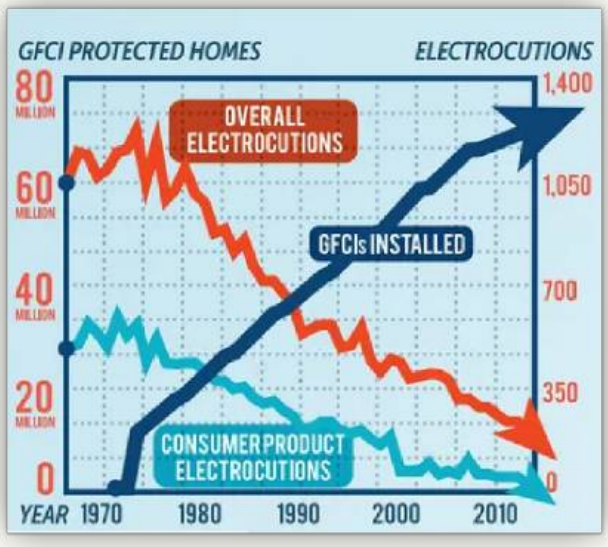
(EDFW-3) Defect Requiring Qualified Trade Contractor: Overall, numerous defects and red flags were noted in the wiring system indicating unreliable and incomplete wiring practices. I recommend additional inspection and repair of the entire wiring system by a licensed electrical contractor as additional repairs could be needed that are latent or concealed. This should be considered urgent for safety reasons.

Receptacles and Fixtures

(EDFW-5) Defect Requiring Qualified Trade Contractor: The missing cover plates to electric receptacles, switches and junction boxes should be installed to cover all access to wiring at switches and receptacles. Where switches, receptacles or junction boxes are positioned below wall or ceiling or cabinet finishes, an extension ring may be needed.

(EDFW-6) Defect Requiring Qualified Trade Contractor: basement outlets should be GFCI as it's considered a possible moisture area. These will mitigate fire or shock issues. Recommend further evaluation by a qualified electrician

📌 **(EDFW-4) Note:** During inspection I test all Ground Fault Circuit Interrupter (GFCI) devices that are readily accessible. GFCI's are those electric receptacles with re-set buttons that you commonly see in bathrooms, kitchens and at the exterior of the home. GFCI's are important safety devices that limit the duration of electrical shocks and have demonstrably saved lives. I recommend being aware of where re-set buttons are located in the house as GFCI's can trip and disable a circuit which can not be re-energized without re-setting the button. I avoid testing to determine if a receptacle or circuit is GFCI protected if it is not clear where the re-set button can be found. This is because re-set buttons can be concealed behind stored items, so such a test risks disabling a circuit in the home. Occasionally, during testing of GFCI's one can fail. This is a statistical reality that some of these devices will fail under testing and require replacement after testing.



This diagram shows how GFCI protection has successfully reduced the number of electrocutions over the years.

Ceiling Fans

Ceiling Fans: Present and Tested

> The ceiling fans were tested and operating during inspection.

Smoke and Carbon Monoxide Alarm Systems

CO Alarms: Plug in Type

> *The installation of carbon monoxide alarms is recommended for all homes that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces and wood stoves. In addition, Washington State law (WAC 51-51-0315) now requires UL 2034 approved carbon*

*monoxide alarms in **ALL** homes and condominiums being sold in Washington State. The location should be: **at least one alarm outside of all sleeping areas and one on each floor of the house**. Best practices are to have these alarms hardwired with a battery back-up - though requirements are for the installation to meet manufacturer's specifications. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and even death. Alarms have a useful service life of roughly 6 years, so changing them more frequently than smoke alarms is recommended.*

Smoke Alarms: None In Bedrooms, Old, Updating Recommended

During the home inspection, I try and test a representative sample of the smoke alarms by using the test button on the alarms. This is NOT an accurate test of the sensor just a test to see if the unit is powered. For reliability, fire marshals recommended updating smoke alarms every 10 years and changing batteries bi-annually. The latest data indicate that we should be using photoelectric technology in our smoke alarms for improved fire detection and to reduce problems with false alarms which can lead to disabling of this important safety system. Unfortunately, the alarms have to be removed to determine if they are photo-electric or ionization types. It is surprisingly complex to accurately test a smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many homes can have half a dozen or more alarms throughout the house. A complete evaluation of smoke alarms is beyond the scope of this inspection. For optimal fire safety, I recommend taking control of these important safety devices and learning about how to service and maintain your smoke alarm system to keep the building occupants safe. For more information, please read this link. [For more information, please read this link](#).

(EDFW-9) Defect Requiring Qualified Trade Contractor: Modern standards recommend smoke alarms in all bedrooms, in all hallways outside bedrooms and at least one on each floor of the building. At the time of inspection smoke alarms were incomplete in the bedrooms. This is considered a safety concern. Recommend further evaluation by a qualified electrician.

(EDFW-8) Improve: The carbon monoxide (CO) alarms used here today are the type that are plugged into the wall. These are easily disabled as a child can simply unplug them. An improvement would be CO alarms in ceiling-mounted detectors. The modern standard is 1 / floor and 1 outside all sleeping areas.

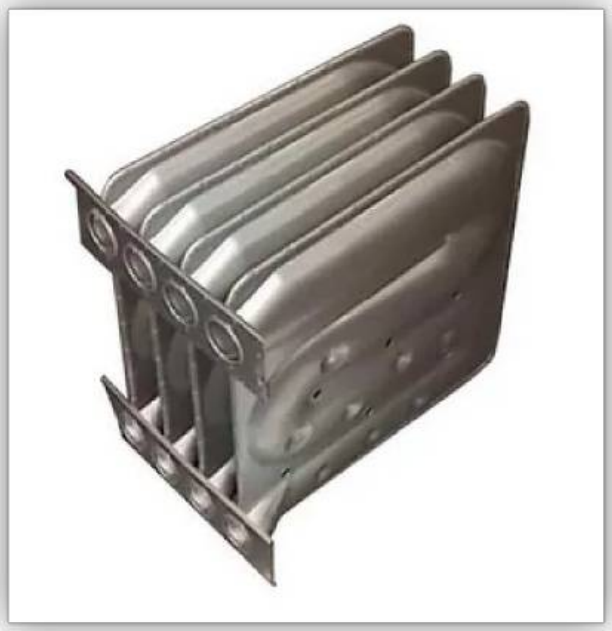
(EDFW-10) Improve: There appear to be some of the original smoke alarms. These are getting old. Fire marshals recommended updating smoke alarms every 10 years to ensure reliable performance. Updating is recommended.

Heating, Cooling, Fireplaces and Ventilation

Heating System

Energy Source: Natural gas
Heating Method: Gas forced air furnace

This house has a gas forced air furnace. A critical component to all combustion heating equipment is the heat exchanger. This is the welded metal assembly inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are concealed inside the heating equipment; they are not visible and specifically excluded from a home inspection. Cracks in heat exchangers may be concealed and can pose a potential safety hazard.



This shows an image of a heat exchanger.

Manufacturer: Carrier
Data Plate: Shown Here

This shows the data plate from the furnace.

Age: 2020
Last Service Record: None

(HCFV-1) Recommended Maintenance: Annual servicing of the electric forced air furnace is recommended for safe and reliable heat. I could not find recent service records on the furnace, so a servicing is recommended. The furnace was tested during inspection and was operational. Examples of observations noted during inspection include:

Air Filters

Filtration Systems: Electronic

> *The heating and cooling system has an electrostatic air filter installed. This are above-average filtration systems that can be cleaned rather than a paper disposable filter. Be sure to clean the filter at least quarterly to ensure reliable air flow. Most of these filters have 4 pieces: 2 pre-filters and 2 main filters. Be sure to disconnect the power to the unit prior to cleaning.*

Cooling Systems and Heat Pumps

Air Conditioning / Heat Pump: Air Conditioning Present

> *The following list is a minimum set of requirements to be expected of heat pump or air conditioning servicing. I provide these as a courtesy to show they types of check-ups that should be expected from a professional servicing.*
>
> - *Check compressor efficiency*
> - *Check refrigerant level*
> - *Clean the condenser coil*
> - *Change or clean air filters*
> - *Inspect contactors and wiring*
> - *Inspect drive-sheaves, pulleys and belts*
> - *Check and adjust for proper air flow*
> - *Clean the blower motor as needed*
> - *Lubricate all motors and shaft bearings*
> - *Check, calibrate and program the thermostats and be sure the thermostat has adequate batteries as needed*
> - *Check unit smoke detector, clean filter if applicable*
> - *Check safety disconnect, laser-temp -- check across contacts*

Manufacturer: Carrier
Data Plate: Shown here

> *This shows the data plate from the exterior compressor.*

System Type: Air Source
Energy Source: Electric
Age: 2020

📌 **(HCFV-2) Note:** The air condition system and condensate control system could not be tested during inspection. Outdoor temperatures should exceed 65 degrees F for at least 24-

hours or the air conditioning equipment can be damaged by testing. I recommended having this system serviced and inspected prior to the next cooling season.

Heating and Cooling Distribution Systems

Distribution Method: Forced Air / Ducts

(HCFV-4) Defect Requiring Qualified Trade Contractor: The heat register covers in the ceiling are missing in places and require repair so that ducts can be dampened as desired and for a proper finish.

Localized places were found where foil tape was used to seal the heating ducts. This is not the recommended method for sealing ductwork as the tape can desiccate and fail relatively quickly. Duct mastic is recommended for air-sealing ductwork.

Mechanical Ventilation Systems

Bath Fan Ducting: Ducted to exterior
Kitchen Fan Ducting: Not applicable
Whole House Fans, Ventilation and HRVs: Unit has been disconnected

Gas Fireplaces

Fireplace Types: Fireplace insert
Fan Present: Yes and It Came On During Testing

This gas log fireplace has a fan system installed. This system was tested and working during inspection.

LP Conversion Sticker Noted: Not Applicable
Gas Shut off Noted: Yes

This shows the gas shut off for this gas fireplace.

Battery Cradle: Not Applicable
System Responded to Testing: Yes

This shows the fireplace working during inspection.

(HCFV-5) Recommended Maintenance: Annual servicing of the gas log fireplace is recommended to ensure safe and reliable performance. No recent service records were noted. Have this appliance cleaned and serviced by a qualified gas appliance specialist. Examples of observations noted during inspection include:

Plumbing

Water Meter

Location of Water Meter Note

(P2-1) Note: Water meter is in basement at bottom of steps in closet

Water Service Supply

Pipe Material: Copper
Water Supply: Public water, Private well
Main Water Shut-off Location: Basement

(P2-2) Completed: Water for this home appears to be supplied by a well system. ***Inspection of the well, water supply and water quality is beyond the scope of this inspection***. I recommend hiring a well specialist to inspect and evaluate the well and well water. Well equipment: the pump and captive storage tank have limited service lives and often require updating on a 20-year schedule. There are other elements of a well system that should be evaluated as well, such as the well production, often tested in a draw down test, water quality and well depth.

Distribution Pipe

Pipe Insulation: Not visible
Supply Pipe Materials: Copper

Copper water supply pipes were installed. Copper pipes installed prior to the late 1980's may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. Note that testing for toxic materials such as lead, is beyond the scope of this inspection. Consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- *Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours*

- *Install appropriate filters at points of use*
- *Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water*
- *Treat well water to make it less corrosive*
- *Have a qualified plumber replace supply pipes and/or plumbing components as necessary*

Functional Flow: Average
Circulation Pump: None Noted

Waste Pipe and Discharge

Discharge Type: Septic System - Buyer
Waste and Vent Pipe Materials: ABS plastic
Location of Sewer Cleanout: Basement

This shows the location of the sewer cleanout found during inspection - basement.

🔍 **(P2-3) Due Diligence:** Based on visible components, this property appears to have a private on-site septic system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Investigating any information about this system's maintenance and repair history
- Reviewing any documentation available for this system
- Learning inspection and maintenance requirements for this system
- Hire a qualified specialist to evaluate, perform maintenance and make repairs as needed

Water Heater

Manufacturer: Bradford-White
Data Plate: Shown Here

> *This shows the data plate for this water heater.*

System Type: Tank
Size: 40 gal
Age: 2020
Energy Source: Gas
Straps : None Found
Pad: None Needed
Drain Pan: Present with drain
Expansion Tank: Present
Temperature Pressure Relief Value: Present - Not Tested

> *A temperature and pressure relief valve (TPRV) is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior or to an approved indoor drain receptor. Most manufacturers suggest that homeowners test these valves at least once a year by lifting the lever to ensure the valve discharges properly and also recommend inspection of these safety devices every three years. The picture here shows a typical TPRV. They may also be found on the side of the heater on some models. I do not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPRV should be replaced immediately by a licensed plumber.*
> *Due to inconsistencies between both UPC and IPC Plumbing codes, and water heater manufacturer's instructions, and TPRV manufacturer instructions, it is not actually possible to install the drain from the Water Heater TPRV "properly." There are conflicts with distance of termination to the floor/ground, types of pipes approved, and diameters of pipes approved. Additional confusion is added when jurisdictional inspectors approve installations/materials specifically not allowed by both codes and manufacturers. My recommendations will vary depending on the installation and will be included in the applicable narratives below.*
> *Most codes defer to manufacturer instructions and I favor those recommendations. The yellow tag on the valve states clearly the termination should be 6" above the floor which is more consistent with the UPC code requirements.*

The arrow shows how a TPRV can be tested

(P2-4) Repair: Install listed seismic straps to restrain the water heater in the event of an earthquake; none were noted during inspection. Two straps should be located on the water heater: one on upper 1/3rd of tank and one at the lower 1/3rd.

Water Temperature

Water Temperature Measured During Inspection: 120 Degrees F

This thermal image shows approximate water temperature at the time of inspection.

Exterior Hose Bibs

Winterized - not tested

The exterior hose bibs were winterized at the time of inspection and could not be tested. Inquire with the seller to see if they are generally operable.

(P2-5) Repair: The hose bib at the front side of the house is poorly mounted to the siding. This could cause leaks in the siding around the hose bib and could allow the hose bib to become loose during operation. Hose bibs should be securely mounted to blocks that are lead into the siding and which are properly flashed or caulked.

Additional Plumbing

Sump Pumps and Drains

Floor Drain: None noted

Sump Pumps: Present, Noted - Buyer Note, No Alarm Noted, No Back Up Power Noted

> ***This building has a sump pump installed***. *Sump pumps are generally installed as a means of collecting and discharging ground water that is entering a building's crawl space or basement. These are difficult systems to inspect during a one-time inspection as much depends on how critical the sump system is for keeping the space dry. Some systems are installed as prophylactic measures to provide a back-up in case of other drainage failures. Other systems can be critical to keeping a space dry. It is important when buying or selling a home to learn more about or provide more information about sump systems so owners can plan accordingly. During inspection we make an effort to see if the pump is working and evaluate the overall quality of the installation - some comments may be noted below. If it is determined that a sump pump is critical for keeping a space dry, I would consider installing additional back-up measures such as:*
>
> 1. ***Install a back-up battery in case of a power outage***
> 2. ***Have a back up pump in case of pump failure***
> 3. ***Install a high water alarm to warn occupants of a failing sump system.***

📈 **(AP-2) Improve:** The sump pump system does not appear to have any provisions for alarming the occupant if the system is disabled or failing. Consider installing a high water alarm system to alert the occupants should the pump fail or become disabled.

🔍 **(AP-1) Due Diligence:** A sump pump system was noted for this building. Inquire with the seller for more information about this pump system; is it needed to keep the building dry? Some sump pumps are installed as a prophylactic measure, other systems are critical for keeping a building dry. The importance of this system is impossible to determine during a one-time inspection. Sump pumps always require maintenance. If it is determined that the pump is critical to maintain a dry basement or crawl space, I recommend installing

- Back up power systems so the pump will work in a power outage
- Have a back-up pump and an alarm to alert the occupants in case of a pump failure.

Interior

Floors and Floor Materials

Floor Materials: Wood Laminate

Walls, Ceilings, Trim, Hallways and Closets

Wall and Ceiling Materials: Drywall

(I-1) Repair: It is not possible, in the context of a visual home inspection, to determine the load capacity and adequacy of installed closet shelving. During inspection we try and tug on parts of the shelving and sound near attachment points to see if the shelving is well-anchored, but resulting conclusions are just a guess, and the adequately of shelving systems depends on what occupants are using the shelving to store: how much weight they are putting on the systems. In this case, several concerns were noted during inspection:

Recommendation
I recommend additional inspection and repair of the closet shelving as deemed necessary. Again, the scope and urgency of repairs is subjective, but use caution if installing a lot of weight in any shelving system as failure can pose a safety hazard.

Stairs and Railings

Handrail (Loose)

(I-2) Defect Requiring Qualified Trade Contractor: The graspable handrail is loose and requires securing or tightening for improved safety.

Interior Doors

Interior Doors: Hollow Core, Door Opens Over Stairs

(I-3) Defect Requiring Qualified Trade Contractor: The door was noted to be opening over the stairs. This is a safety hazard and is non-standard. All doors should open in or over a landing to avoid a trip hazard. Remove the door or change the direction the door swings for improved safety.

Windows

Window Glazing: Double pane
Interior Window Frame: Vinyl
Window Styles: Double hung
Window Brands Noted: Unknown

(I-4) Due Diligence: The basement "bedrooms" do not have adequate escape and rescue openings. Today, all bedrooms must have a second means of **egress** in case of emergency.

This is provided through a window that is at least 20 inches wide and at lest 24 inches tall and is 5.7 sq/ft or greater. If the window is at grade, meaning within 44-inches of the ground outside, the window must be at least 5 sq/ft. The bottom of the window must not be more than 44-inches off the floor on the inside of the house**.** Hire a licensed general contractor to further evaluate and repair for improved safety if these rooms are to be used as a bedroom. **Escape and rescue openings must comply with these basic guidelines:**

- Minimum width of opening: 20 inches
- Minimum height of opening: 24 inches
- Minimum net clear opening at any ***grade floor level*** escape and rescue window: 5 square feet
- Minimum net clear opening of other escape and rescue windows: 5.7 square feet
- Maximum height of base of opening above interior side floor: 44 inches
- Windows should open easily without the use of keys or tools

And for window wells below grade:

- Minimum net clear area of 9 square feet
- Minimum horizontal projection and width of 36 inches
- Wells with a vertical depth greater than 44 inches require a permanent ladder or steps usable with the window in the fully open position

Kitchen

Sinks and Faucets

Tested

Cabinets and Countertops

Countertop Material: Granite, Inquire About Recommended Sealing

> *This is a great document From the Natural Stone Institute that covers maintenance and installation recommendations for slab surface stone countertops.*

Cabinet Material: Wood laminate

🔍 **(K-1) Due Diligence:** Inquire with the seller about appropriate products and directions for sealing and caring for your slab stone or engineered stone countertops. It is common to use sealers to seal the stone and other products to protect them from stains. Citric acids and oils can stain these countertops.

Disposers

Disposer: Operated

Dishwasher

Dishwasher: Operated
Dishwasher Air Gap: Present

Ventilation Method

Ductless Fan - Electric

(K-2) Improve: A ductless exhaust fan was noted for the cook-top. Installation of a fan that ducts to the exterior is recommended to remove moist air and odors to the exterior. Please note that if you switch to a gas range or cooktop in the future, a fan that vents to the exterior is still not required, as long as there is some ventilation in the kitchen, but is more strongly recommended. Gas ovens produce carbon monoxide while running and should really have an exhaust vent to the exterior.

Ranges, Ovens and Cooktops

Range/ Oven /Cook-tops: Gas

Refrigerators

Refrigerator: Operating

General Kitchen Condition

Standard

Laundry Facilities

Washer

Tested

(LF-1) Improve: A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective

when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed: Link.

Dryer

Tested

Proper dryer exhaust venting is critical for safe and reliable performance from the dryer. Here are some basic rules of thumb for dryer exhaust duct installation: Unless a vent-free appliance is being used, the dryer exhaust vent must terminate outdoors. It should be no more than 25 feet long and for every 90 degree turn subtract 5 feet and for every 45 degree bend subtract 2.5 feet. Use only smooth-wall metal vent pipe @ 4 inch pipe diameter. Do not use plastic pipe and plastic flex pipe. If a flexible connector is needed behind the dryer use a short amount of corrugated metal pipe. If the exhaust duct is getting pinched behind dryer, consider use of a dryer vent box, pictured here. Flex and corrugated pipes should never be used in concealed spaces such as through walls or in attic or crawl spaces. Insulate dryer exhaust duct where it passes through unconditioned spaces to prevent condensation that could hasten lint build-up inside the pipe. Do not use screws to connect pipe as these can trap lint. Secure duct with foil tape as needed. Be sure duct is sleeved properly so that it will not trap lint and clean the vent regularly, especially if it is a long exhaust run.

This shows an example of a dryer vent box

Power Source: Electric
Exhaust Duct: Ductwork Not Visible

Laundry Sinks

Operated

Laundry Ventilation

Type: Operable window

Main Bathroom

Sinks and Cabinets

Tested

Toilet

Tested

Bathtub / Shower

Tested

Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

Guest Bathroom

Sinks and Cabinets

Tested

Toilet

Tested

Bathtub / Shower

Tested

Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

Attic

Attic Access

Viewed at access

(A-3) Repair: The attic access hatch cover is missing insulation. Install a thermal barrier here to reduce heat loss.

📌 **(A-1) Note:** There is no ramp or safe way to access the attic space. Crawling through insulation and on top of framing risks damaging thermal barriers and ceiling finishes and is not a safe way to access an attic. This limited inspection of this space.

📌 **(A-2) Note:** I did not crawl the crawl space for the attic where there was no ramp or safe way to access the space. Crawling in the V of trusses or on top of framing risks damaging thermal barriers and ceiling finishes and is not a safe way to access an attic. This limited inspection of this space.

Roof Framing and Sheathing

Rafters: 2x8
Sheathing: Plywood

Attic Insulation

Insulation Type: Fiberglass
Approximate Insulation R-Value on Attic Floor: 11
Approximate Insulation R-Value on Attic Ceiling: 0
Approximate Insulation R-Value on Attic Walls: 0

🍃 **(A-4) Efficiency:** The attic insulation could be improved to modern standards, which recommend R-49 on the floor and R-21 on walls. R-value is the measure of resistance to heat loss; the higher the R-value the better the insulation. During insulation repairs it is best practices to implement any air seal-up repairs to seal air leakage. Also, be sure you have completed any wiring or other projects that are needed in the attic. Then, hire an insulation contractor to improve thermal barriers.

Attic and Roof Cavity Ventilation

Attic Ventilation Method: Soffit vents, Roof jack vents

> *Attic and roof cavity ventilation is a frequently misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 to 150 of the attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is a wild over-simplifications of the subject. As a good guiding principle the most important elements for healthy attic spaces, which are traditionally insulated and ventilated are:*
>
> 1. ***Make sure the ceiling between the living space and the attic is airtight***
> 2. *Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting*
> 3. *Upper roof cavity venting is less important and if over-installed can exacerbate air migration into the attic from the living space.*

> *4. Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.*
>
> *For more information, please see: Link*

Structure and Basement

Foundation

% of Foundation Not Visible: 50%
Evidence of Seismic Protection: None Found - Old House
Building Configuration: Basement
Foundation Description: Masonry block

(SB-1) Improve: As always with older homes steps can be taken to improve the seismic stability of this home. Improvements include bolting the home to the foundation, adding sheer panels to pony walls and installing positive connections between posts and beams and posts and footings. Consult with a licensed general contractor or company specializing in seismic retrofits to further evaluate and improve the structure.

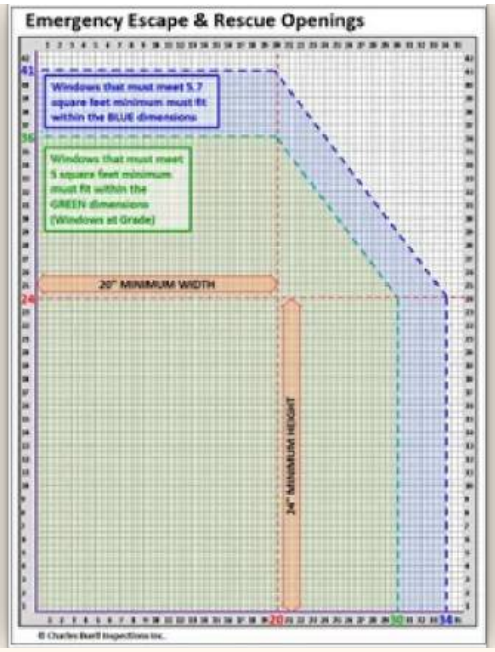
Floor, Wall and Ceiling Framing

Wall Framing: Not visible
Wall Sheathing: Not visible
Floor Framing: 2x6
Sub-Floor Material: Plywood
Ceiling Framing: 2x6

Basement

Full, Rough and incomplete finishes

(SB-2) Repair: The basement bedroom has no provision for escape and rescue. This is typically provided through an approved escape and rescue opening: a window or door and the window must meet some basic minimum size requirements that can have variation and exceptions but are basically: no more than 44-inches off the ground and with at least 5.7 sq/ft opening and at least 20-inches wide.



Checking Out Procedure

Check Out List

Oven: ☑ Off

Lights: ☑ Off

Heating and Cooling: ☑ Restored to Pre-inspection temperatures

Appliances: ☑ Off / finishing cycle

Receipt -- Sample Report

Report # 211104B
Inspection Date: 2021-11-04

Property inspected for:
Sample Report
Sample Address 1

Inspection Fee	$400.00
Discount	$-50.00
	$350.00
	PAID

Thank you for your business!

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