First Sergeant Inspection Services, LLC

700 Sleater Kinney Rd SE Ste B-129
Lacey WA 98503
Inspector: Gregory Stephens

Property Inspection Report

Client(s): **John Smith**
Property address: **123 Steele LN**
Lacey, WA 98501
Inspection date: **Saturday, February 24, 2018**

This report published on Thursday, June 21, 2018 7:15:47 PM PDT

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com/glossary.asp**

General Information

Type of building inspected: Single family and attached or built-in garage
Buildings inspected: House and attached/built-in garage
Age of main building: 16
Source for main building age: Public records/assessor data
Age of main building: 16 years
Time started: 956AM
Time finished: 355PM
Present during inspection: Client, Property owner, Tenant
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Cloudy
Temperature during inspection: Cold
Front of building faces: North
Main entrance faces: North
Occupied: Yes, Furniture or stored items were present

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1) Some areas and items at this house was obscured by furniture. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Photo 1-1

Photo 1-2

Site and Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps, weather deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls. Any comments made regarding these items are as a courtesy only.
Site profile: Level
Driveway material: Poured in place concrete
Sidewalk material: Paved

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2) Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the front sidewalks. For safety reasons, I recommend that a qualified contractor repair as necessary to eliminate trip hazards.

Photo 2-1
Front walk way

3) The soil or grading sloped down towards building perimeters in backyard. This can result in water accumulating

around building foundations or underneath buildings. At a minimum, monitor this area in the future for accumulated water. If water does accumulate, I recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for a minimum 6 feet out from buildings.

Photo 3-1
Backyard in front of sliding glass door

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4) Vegetation such as trees and shrubs were in contact with the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a condition conducive to attracting wood-destroying organisms. I recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Photo 4-1
East North corner of house

Photo 4-2
West side of house

Exterior

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not

determine the adequacy of seismic reinforcement.
Apparent wall structure: Wood frame
Wall covering: Cement fiber
Exterior door(s) types/materials: Synthetic (fiberglass, vinyl, and/or composite) hinged, Sliding glass synthetic (vinyl, fiberglass, and/or composite) sash/frame, Metal hinged
Exterior window(s) types/materials: Double pane synthetic (vinyl, composite and/or fiberglass) sashes/frames
Wall inspection method: Viewed from ground
Exterior door(s) types/materials: Synthetic (fiberglass, vinyl, and/or composite) hinged, Sliding glass synthetic (vinyl, fiberglass, and/or composite) sash/frame
Deck, patio, porch cover material and type: Open
Deck, porch and/or balcony material: Composite Decking
Exterior stair material: Composite Decking

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5) Fungal rot was found in support guards at backyard deck. Will not hold weight of average person and can cause safety risk of breaking and falling. I recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.

Photo 5-1
South side of deck in backyard

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6) Flashing was bent over to prevent water from following the flashing behind the board from above deck ledger boards. Flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. I recommend that a qualified contractor install flashing above ledger boards per standard building practices.

Photo 6-1
Underneath backyard deck

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7) Ledger boards at deck appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as Simpson Strong Tie DTT2 brackets and threaded rod, connecting interior and exterior joists. I recommend that a qualified contractor repair per standard building practices.

Photo 7-1
Underneath backyard deck

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8) Risers for stairs at rear garage door were higher than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. I recommend that a qualified contractor repair per standard building practices.

Photo 8-1
Rear garage door that goes into backyard

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9) The roofing material under deck shows signs of less than professional construction that is at its service life. Roofing material is showing signs of mildew, bowing, and is possibly assisting the rotting process of the posts holding up the south side of the deck. This is reducing the strength of the deck and can result in the collapse of the deck. This is a safety risk. Also, Deck is unstable due to substandard bracing (picture on right) and lack of diagonal bracing. This is a safety hazard since severe movement may cause the cover to collapse. I recommend that a qualified contractor remove all material.

Photo 9-1
Underneath backyard deck

Photo 9-2
Post holding south west corner of deck in backyard

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10) Front porch cover beams missing support brackets that reduce the stability of the cover and promotes a safety risk. I recommend that a qualified person repair or replace as necessary, and per standard building practices.

Photo 10-1
Front porch, missing brackets

Photo 10-2
Front porch, pooling water at base

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11) No flashing installed behind the exterior siding at the butt joints allowing water to enter into the house. I recommend that a qualified person reassess and repair.

Photo 11-1
The whole house exterior

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12) Plastic composite decking boards were delaminated or deteriorated. Typically, this material is designed to last longer than wood. Softwoods such as cedar normally last 15 to 20 years, and hardwoods longer. Based on the short period during which this composite decking has been installed, it appears to have failed prematurely and is likely defective. Numerous actions have been filed against composite decking manufacturers. The inspector cannot determine the manufacturer of this particular decking material. Consult with the property owner to determine the manufacturer, the installation date, if receipts for documentation purposes are available, and what options there are for reimbursement by the manufacturer. I recommend that a qualified contractor repair as necessary. Deteriorated composite decking must be replaced.

https://www.trex.com/trex-owners/customer-support/warranty-claim/

Photo 12-1
Backyard deck

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13) Siding was cracked and can be an entrance for water into the interior that can cause rot. I recommend that a qualified person replace siding.

Photo 13-1
West side of house behind tree

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14) Elevated moisture levels consistent with water from roof finding its way behind the gutter was found at fascia. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). I recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.

Photo 14-1
On south side of house

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15) Soil was in contact with or less than 6 inches from siding. This condition is conducive to attracting wood-destroying organisms. I recommend grading or removing soil as necessary to maintain a 6-inch clearance. If that's not possible, have a qualified person replace untreated wood with rot resistant pressure-treated lumber. Since even pressure-treated materials can eventually decay, plan to periodically check the condition of any wood that is in contact with earth. Note that damage from fungal rot and/or insects may be discovered when soil is removed, and further repairs and wood replacement may be necessary.

Photo 15-1
South side of house

Photo 15-2
West side of house

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16) Fungal rot was found in support posts under backyard deck on south side of house. Can create unstable support and safety concern. I recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Photo 16-1
Under backyard deck

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17) Soil was in contact with wooden deck support posts. This is a condition conducive to attracting wood-destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. I recommend grading soil or repairing as necessary to prevent wood-soil contact.

Photo 17-1
South side post under deck

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18) Caulk was deteriorated around numerous windows. This can be an avenue for water into the house causing rot. I recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: http://www.reporthost.com/?CAULK

Photo 18-1
Numerous windows

Garage and/or Carport

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi-unit construction. Requirements for ventilation in garages vary between municipalities.
Type: Attached garage
Type of door between garage and house: Solid core
Type of garage vehicle door: Sectional
Number of vehicle doors: 2
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Not determined, Vehicle was in garage

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19) The pull-down attic stairs installed in the attached garage ceiling had no visible fire-resistance rating. Current standard building practices call for wooden-framed ceilings that divide the house and garage to have a fire-resistance rating. Installing pull-down attic stairs intended for interior spaces compromises the ceiling's fire resistance. I recommend that a qualified person repair as necessary to restore the ceiling's fire resistance. For example, by modifying, replacing or removing the stairs. Note that commercially made, fire resistance-rated stairs are available.

Photo 19-1
Trusses between home and garage

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20) The wall-mounted control for the automatic garage vehicle door opener was less than 5 feet off the floor. This is a safety hazard -- children should not be able to operate automatic garage vehicle doors. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children.

Photo 20-1
In garage next to door that enters house

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21) An automatic vehicle door opener was missing covers over light fixtures. Covers are located in the attic space above garage. They may interfere with the location beams for when the car is in the garage far enough. I recommend that a qualified contractor evaluate and repair or replace opener(s) as necessary.

Photo 21-1
Missing covers

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22) A garage vehicle door cracking and bent. Can cause a safety concern if bracket breaks. I recommend that a qualified contractor door(s) as necessary.

Photo 22-1
Bracket pulling and cracking garage door

Photo 22-2
Garage door bent

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23) Uneven concrete between driveway and garage poses a possible trip hazard. Recommend licensed contractor to assess for possible remedies.

Photo 23-1
Lip in front of garage

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24) Home built-in vacuum system inoperable per owners of home. Did not inspect.

Photo 24-1
Main unit located in garage

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, I recommend that a professional review the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Traversed
Roof surface material: Asphalt or fiberglass composition shingles
Roof-attic ventilation system based on roof/exterior view: Roof box vent(s), Soffit vent(s)
Roof type: Gable
Apparent number of layers of roof surface material: One

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25) The roof appears to be near the end of its service life and it will likely require replacement in the near future. Several shingles are missing their granules that can make water assessable to penetration into the attic causing rot. I recommend discussing repair/replacement options with a qualified contractor.

Photo 25-1
Valley facing front of house

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26) Composition shingles were loose because the adhesive, self-sealing strips weren't sealed. Leaks can occur as a result. This is a condition conducive to attracting wood-destroying organisms. Self-sealing strips secure the lower edge of shingles and reduce vulnerability to wind damage. Strips may not be sealed because the sealant has failed or because the sealant never activated and cured after the original installation. I recommend that a qualified contractor repair as necessary. For example, by hand sealing shingles with an approved sealant.

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27) Gaps between shingles and joists were found in the flat or low-slope roof surface at seams. Leaks can occur as a result. This is a condition conducive to attracting wood-destroying organisms. I recommend that a qualified contractor repair as necessary.

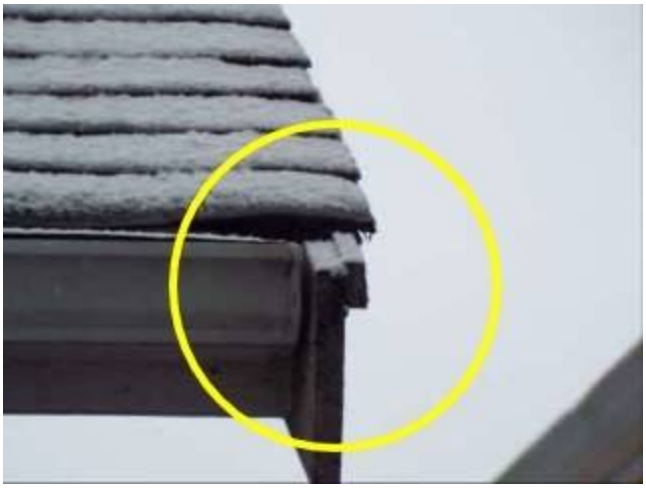

Photo 27-1
South east corner of roof

Photo 27-2
Front of house

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28) Roof flashings around vent was lifting. Leaks can occur as a result. This is a condition conducive to attracting wood-destroying organisms. I recommend that a qualified person repair as necessary.

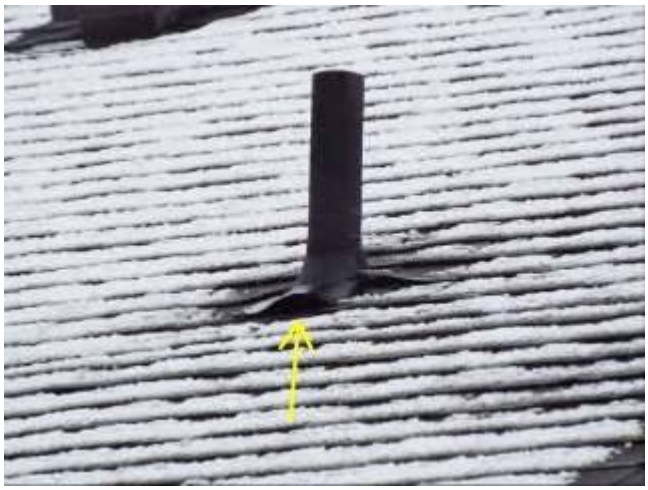

Photo 28-1
South side of roof

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29) Missing shingle that can cause leaks into attic. This is a condition conducive to attracting wood-destroying organisms. I recommend that a qualified contractor repair as necessary.

Photo 29-1
On south west side of roof

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30) Downspout extensions such as splash blocks or drain pipes were missing and damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. I recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Photo 30-1
South west corner under deck

Photo 30-2
East side of house behind bush

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31) Flashings between shingles and the roof was missing. Leaks can occur as a result. This is a condition conducive to attracting wood-destroying organisms. I recommend that a qualified person repair as necessary.

Photo 31-1
Lack of flashing from roof to gutter

Photo 31-2
Water leaking behind gutter

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32) Debris such as leaves, needles, etc. have accumulated on the roof gutter covers and roof vents at numerous areas. Water may not readily drain from the roof. Therefore, seepage is possible. This is conducive to attracting wood-destroying organisms. I recommend cleaning debris from the roof now and as necessary in the future. Work to be completed by qualified person.

Photo 32-1
Debris in front of house

Photo 32-2
South side of roof in vent

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33) Nail heads were exposed at some of the shingles on the South side of the roof. More than just a few exposed nail heads may indicate a substandard roof installation. I recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks. Work to be completed by qualified person.

Photo 33-1
South side of roof

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34) Significant amounts of debris have accumulated in gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a condition conducive to attracting wood-destroying organisms. I recommend cleaning gutters and downspouts now and as necessary in the future. Work to be completed by qualified person.

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35) It appears that the composition shingles have been pressure-washed -- based on missing granules, wand marks, etc. Composition shingle roofs should not be pressure washed, the shingles are prone to irreparable damage. This roof may have lost some of its service life as a result of the destructive means of cleaning. Client should consult with a roofing contractor.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.
Attic inspection method: partially traversed---per instructor
Roof structure type: Trusses
Ceiling structure: Trusses
Ceiling insulation material: Fiberglass loose fill
Estimate of approximate insulation R value (may vary in some areas): Unkown
Vermiculite insulation present: None visible
Vapor retarder: None visible
Roof-attic ventilation system(s) based on attic view: Roof box vent(s), Soffit vent(s)

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36) The ceiling insulation in some attic areas was compacted or uneven. This reduces energy efficiency. I recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Photo 36-1
Attic

Electric System

Limitations: The following items are not included in this inspection: surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 120 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.
Primary service type: Underground
Number of service conductors: 2
Service voltage (volts): 120-240
Estimated service amperage: 200
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
System grounding method: Ground electrode(s) in soil
Make of main panel(s): Homeline
Main disconnect rating (amps): 200
Location of main disconnect: Breaker at top of main service panel
Location of main service panel #1: Garage
Branch circuit wiring type: non-metallic sheathed
Solid strand aluminum branch circuit wiring present: Yes
Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: Yes
Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: Yes, but not tested

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37) Grounding at an electric sub-panel appeared to be substandard. This is a safety risk. I recommend that a qualified electrician evaluate and repair if necessary.

Photo 37-1
East side of house

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38) Extension cords were being used as permanent wiring. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring creates a safety hazard and indicates that wiring is inadequate and needs to be updated. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. I recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

Photo 38-1
South East corner of house

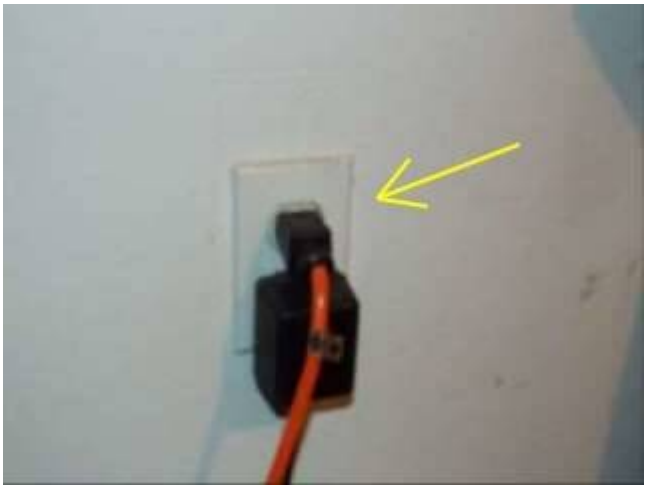

Photo 38-2
South wall of Garage

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39) Knockout was missing from an electric panel on South West side of house. Possibly used for a spa that is no longer present. Holes in panels are a fire hazard if a malfunction ever occurs inside the panel. Also, rodents can also enter panels through holes. I recommend that a qualified person install knockout covers where missing and per standard building

practices.

Photo 39-1
South west corner of house

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40) Based on the appearance of existing smoke alarms, they may have been installed more than 10 years ago. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

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41) Some light fixtures were inoperable (didn't turn on when nearby switches were operated). I recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then I recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Photo 41-1
Master bedroom

Photo 41-2
Master bath room

HVAC (Heating, Ventilation and Air Conditioning)

Limitations: The following items are not included in this inspection: thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).
Heating system type(s): Heat pump, Electric furnace forced air, Gas fireplace/insert or stove
Location of main heating appliance: Basement
Source of combustion air: Intake duct
Forced air system capacity in BTUs or kilowatts: 88,000
Make of heating appliance(s): Lennox
Model number: G60UHV-36B-090-10
Last verifiable service date: 2016
Location of heating system filters: At base of air handler
General heating distribution type(s): Ducts with registers
Gas-fired device flue type: B-vent
Device operational at time of inspection: Yes
Energy source: Electricity & Gas
Gas meter locat: East side of house
Visible fuel storage systems onsite: None visible
Location of main fuel shut-off valve: At gas meter
Cooling or heat pump system type(s): Heat pump
Location of heat pump or air conditioning outside unit (plenum coil): south
Make of heat pump or Air Conditioner(s): Lennox
Model number: XP14-036-230-02
Estimated age of forced air furnace: 2016
Cooling system and/or heat pump fuel type: Electric

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42) Based on the location and the visible venting, the furnace had a substandard source of combustion and/or dilution air. All gas appliances require adequate air for combustion, dilution and ventilation. This is a potential safety hazard and may result in combustion fumes entering living spaces. I recommend that a qualified HVAC contractor evaluate and repair per standard building practices

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43) The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. I recommend that a qualified HVAC contractor at this time service, evaluate and make system repairs if necessary. To assure safety and optimal performance, schedule service on an annual basis in the future. Bring any issues noted in this report to the attention of the HVAC contractor when the unit is serviced

Fireplaces, Inserts, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the

adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.
Gas fireplace/stove(s) type: Metal pre-fab fireplace
Brand of gas fireplace/stove(s)/log lighter: Unknown
Model number: Unknown
Energy source: Natural gas
Gas-fired device flue type: Direct vent
Device operational at time of inspection: Yes

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44) I recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now. Any needed repairs noted in this report should be brought to the attention of the specialist when it's serviced.

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45) Soot or scorch marks were visible on the outside of the exterior wall above a gas fireplace vent terminations. This indicates incomplete combustion and may be caused by soot deposits on the ceramic logs or by the ceramic logs' burner ports being clogged. I recommend that a qualified specialist evaluate and perform maintenance or make repairs as necessary. The ceramic logs may need cleaning and/or repositioning. The soot on on the walls can usually be removed by washing with soap and water.

Photo 45-1
West side of house

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46) Faux stone spalling that can deteriorate and be prone to water leakage and rot. Recommend licensed chimney expert to assess damage and repair options.

Photo 46-1
East side of chimney

Water Heater(s)

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
Make of water heater(s): Rheem
Estimated age: 2016
Capacity (in gallons): 50
Type: Tank
Energy source: Natural gas
Device operational at time of inspection: Yes
Location of water heater: Basement
Seismic straps installed at tank water heater: Yes
Temperature-pressure relief valve and drain line installed: Yes, valve and drain line are present
Catch pan/drain line present under tank at finished interior space: Yes, pan and drain line are present

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47) ✚ The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed.

Photo 47-1
Basement Bath - 135.5 Degree

Plumbing System

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; main, side and lateral sewer lines; pressure boosting systems; trap primers; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.
Water service: Public
Location of municipal/community connections/shutoffs and/or water meter (customarily located below grade): Front lawn at/below grade
Location of "occupant accessible" main water shutoff valve: Basement
Sump pump installed: None visible
Sewage ejector pump installed: None visible
Supply pipe material: Copper
Drain/waste pipe material: ABS plastic
Plumbing vent stack or vent stacks present: Yes, more than one vent was noted. The inspector verifies that vents are present, but does not perform detailed analysis of the adequacy of stacks
Vent pipe material: ABS plastic

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48) The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers suggest 50-60 PSI. Typically, the pressure cannot be regulated at the water meter. I recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI.

Photo 48-1
Front yard - 90 PSI

Photo 48-2
Back yard - 80 PSI

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49) Leaks were detected in water supply fitting after it was shut off. This can cause excessive runoff against the foundation. A qualified plumber should evaluate and repair as necessary.

Photo 49-1
Front Porch

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50) Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) 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. When this system is operated, I suggest verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. I recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Crawl Space(s) (Foundation)

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting

that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.
Crawl space inspection method: Not inspected, Home did not have a crawl space to traverse.
Apparent foundation type: Finished basement, Concrete slab on grade, Concrete garage slab
Foundation wall/stem wall material: Not determined (inaccessible or obscured)
Footing material (under foundation stem wall): Not determined (inaccessible or obscured)
Foundation sill plate bolts: Not verified, inaccessible or obstructed view. When present, bolts better attach a home to a foundation in the event of seismic activity
Pier or support post material: Not determined (inaccessible or obscured)
Beam material: Not determined (inaccessible or obscured)
Crawl space inspection method: Home did not have a crawl space.
Foundation wall/stem wall material: Poured in place concrete, Not determined (inaccessible or obscured)
Floor structure above: Not determined (inaccessible or obscured)
Insulation material underneath floor: Not determined (inaccessible or obscured)
Vapor barrier present: Not determined (inaccessible or obscured)
Ventilation type: Not determined (inaccessible or obscured)

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and are excluded from this inspection.
Range, cooktop, oven energy source: Not verified, range, etc. excluded
Range, cooktop, oven energy source: Natural gas
Ventilation kitchen/range: Hood or built into microwave over range or cooktop

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51) The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. I recommend installing an anti-tip bracket to eliminate this safety hazard.

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52) Gaps, no caulk, or substandard caulking were found around the sink. Water may penetrate these areas and cause damage. I recommend that a qualified person repair as necessary. For example, by installing caulk.

Photo 52-1
Kitchen

Bathrooms and Laundry Areas

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, clothes washers, and clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
Locations/bathroom types: Half bath main floor, Master bath main floor, Basement bath
Bathroom and laundry ventilation type: Spot exhaust fans
Gas supply present for dryer: No

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53) Gaps, no caulk, or substandard caulking was noted around the sink. Water can penetrate these areas and cause damage. I recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.

Photo 53-1
Guest bath room on main floor

54) Master bathroom jetted tube inoperable. Can leak into inner home floor and cause rot and hold bacteria in the jets. Recommend licensed plumber assess condition and repair as necessary. Pump and associated equipment was not accessible for inspection and testing.

Photo 54-1
Master bath room

Interior Areas

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, I recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.
Exterior door(s) types/materials: See "exterior" report section
Exterior window(s) types/materials: See "exterior" report section
Interior wall type or covering: Plaster
Flooring type or covering(s): Carpet, Vinyl, linoleum or marmoleum, Wood or wood products, Tile
Ceiling type or covering: Plaster

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55) Condensation or staining was visible between multi-pane glass on two windows in the dining room. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's U-value will be reduced, and accumulated condensation may leak into the wall structure below. I recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity,

sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Photo 55-1
Dinning room window, west side of house

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56) Front door doesn't have tight closures that prevents proper security. I recommend that a qualified person repair or replace as necessary.

Photo 56-1
Front door

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57) Front door has gap providing loss of heat that requires furnace to work harder causing a shorter life. Recommend licensed contractor to evaluate and repair.

Photo 57-1
Front door

Basement (Foundation)

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.
Apparent foundation type: Finished basement, Concrete slab on grade, Concrete garage slab
Foundation wall/stem wall material: Poured in place concrete
Footing material (under foundation stem wall): Not determined (inaccessible or obscured)
Foundation sill plate bolts: Not verified, inaccessible or obstructed view. When present, bolts better attach a home to a foundation in the event of seismic activity
Pier or support post material: Not determined (inaccessible or obscured)
Beam material: Not determined (inaccessible or obscured)
Floor structure above: Not determined (inaccessible or obscured)
Insulation material underneath floor: Not determined (inaccessible or obscured)
Exterior door(s) types/materials: Sliding glass synthetic (vinyl, fiberglass, and/or composite) sash/frame

Concrete slab-on-grade (Foundation)

Limitations: The following components, systems, structures, services (as applicable) are excluded: Under slabs and/or presence of vapor barrier ground cover below slab, substructure areas that are not readily accessible, cracks, deficiencies, moisture and odors if access or view is obscured by carpeting, floor or wall coverings, etc.
Footing/foundation wall: Poured concrete slab. Most footings are at/below grade and minimally or not at all visible

58) Slab on grade (general information): Due to the means of construction, there is no access to a substructure crawl space at slab on grade foundations. Therefore, inspector is unable to view or assess footings, fasteners, any anchors, structural lumber, plumbing pipes, wiring, ducting or vapor barrier ground cover that might be underneath a slab. When present, "sleepers" wood members that might be set on a slab to elevate or even-up floor surfaces, are excluded.

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