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: **1234 Main St**
Olympia, WA 98501
Inspection date: **Saturday, November 10, 2018**

This report published on Monday, February 4, 2019 2:01:03 PM PST

First Sergeant Inspection Services, LLC
Greg Stephens, Owner
Certified Home Inspector
Washington State Home Inspector #2232

Thank you for using First Sergeant Inspection Services, LLC for your Home inspection. Buying a home is probably the most expensive purchase you will ever make. I understand how important your home inspection is to you and your family. And your business is very important to me and my family. If there is anyway I can help you after your home inspection, please do not hesitate to contact Greg at the phone number or email provided on this report. If you find this report useful and informative please refer First Sergeant Inspection Services, LLC to your friends, your realtor and anyone you believe could benefit from my services. First Sergeant Inspection Services, LLC not only performs inspections for purchasers, but also for people planning to sell a home who wish to estimate the amount of work that needs to be completed before listing the house.

A home inspection is a visual, and not an exhaustive or invasive, inspection of a home by a trained and impartial inspector. The inspector role in a home inspection is to find issues and deficiencies in the home and property. As a result, this report may seem negative in content. Unfortunately, the best features of a home may go unmentioned in this report. Please read the full report, not just the summary.There is very valuable information included within the full report text.

An inspector is looking for significant issues. Pointing out primarily cosmetic details or inexpensive and simple repairs is not the goal of this home inspection. Any minor deficiencies listed in an inspection report are at the discretion of the home inspector. Due to the inherent nature of construction, the inspector cannot see through or into interior walls or siding, through or into concrete slabs or floors, roofs and ceilings. Nor can an inspector see into drains, down into toilet/floor/sink connections, into service or sewer pipes, into ducting or vents. Only the normal operating control will be tested on any appliance. No appliances, mechanical or electrical devices, or parts of the structure, will be dis-assembled during the home inspection (with two exceptions (1) the cover will be removed from the electric panel when possible; (2) cover panels will be removed from the furnace when possible). It is possible that some defects are concealed, weather related, intermittent or slow developing, so they may not be active or visible at the time of the inspection. The home inspector makes every effort to perform a thorough inspection, within the limitations specified, but makes no warranties about the home other than reporting on the conditions visible and apparent at the time of inspection. Conditions in a home can, and will, change from day to day.

First Sergeant Inspection Services, LLC adheres to the standards of the American Society of Home Inspectors, an organization that encourages high ethical standards and professionalism in the home inspection industry.
To read the standards please visit:
https://www.homeinspector.org/Standards-of-Practice

A home inspection is a common sense approach to evaluating visual deficiencies found at a home. your inspector is not inspecting based on current or past "codes". Recommendations made on the home inspection report are not always "mandatory" repairs. A code inspection would, by definition, fail to point out a number of deficiencies just as long as the home met the various applicable "codes". This type of "code" inspection might leave out a number of maintenance issues that are addressed in a home inspection. Also it is unfair, except with critical safety issues, to expect a home built prior to the "code" to meet the most recent codes.

Every First Sergeant Inspection Services, LLC report includes photos and descriptions detailing the locations of areas of concern as noted by the inspector.

SUMMARY: NEAR THE TOP OF THE REPORT YOU MAY CLICK ON A "SUMMARY". THIS WILL SHOW ONLY THE MOST SIGNIFICANT ISSUES WHICH ARE TAKEN FROM THE MAIN REPORT BASED ON PRIORITY. THE SUMMARY LEAVES CONCERNS NUMBERED AS THEY ARE IN THE FULL REPORT, SO THEY ARE EASY TO LOCATE IN THE BODY OF THE REPORT. FOR THIS REASON, THE SUMMARY WILL PROBABLY NOT BE SEQUENTIALLY NUMBERED.

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
	Minor Defect	Correction likely involves only a minor expense
	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

Time started: 0955
Time finished: 1541
Occupied: Yes, Furniture or stored items were present
Present during inspection: Client, Property owner, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain), wet
Temperature during inspection: Cold
Type of building inspected: Single family and attached garage
Buildings inspected: House and attached/built-in garage
Entry door direction: Southeast
Source of building information: Pierce County Assessor
Year built: 1978
Property type: Residential
Residence square footage: 4028
Garage square footage: 1152
Number of bedrooms: 3
Number of full bathrooms: 2
Number of partial bathrooms: 1
Number of Fireplaces/Wood Stoves: 1
Exterior wall type: Wood/Plaster
Roofing material: Composite Shingle
Ground condition: Wet
Inspection fee: $550
Payment method: Credit card

1) Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

2) Evidence of rodent infestation was found in the form of feces and/or dead rodents in the basement. Rats and mice can spread disease. Therefore,

prior to initiating repairs, I suggest consulting with a pest management professional, who should exterminate rodents and eliminate easy access to the property.

Evidence of bird infestation was found in chimney. Recommend having a qualified bird control contractor to evaluate and relocate as necessary.

Photo 2-1

Photo 2-2

Photo 2-3

Photo 2-4

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3) Microbial growths were found at the second floor bathroom shower. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:
https://www.reporthost.com/?MOLDCDC
https://www.reporthost.com/?MOLDEPA

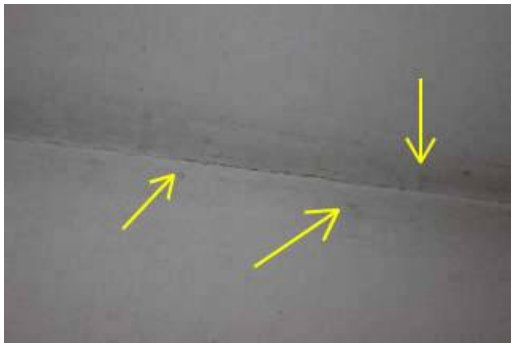

Photo 3-1

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4) Many areas and items at this property were obscured by furniture and stored items in the utility room and closets. 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 4-1

Photo 4-2

Photo 4-3

Photo 4-4

Photo 4-5

Photo 4-6

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; swimming pools and related safety equipment, spas, hot tubs or saunas; whether 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; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level, Moderate slope
Driveway material: Unpaved, dirt
Sidewalk material: Brick
Deck, porch and/or balcony material: Concrete, Masonry
Exterior stair material: Wood

5) Hardware in the back concrete porch had pins that were significantly corroded. Corroded hardware is more likely to fail prematurely, and is a potential safety hazard. Also, holes that were not sealed that can collect water and corrode the concrete. Recommend that a qualified contractor replace significantly corroded hardware as necessary.

Photo 5-1

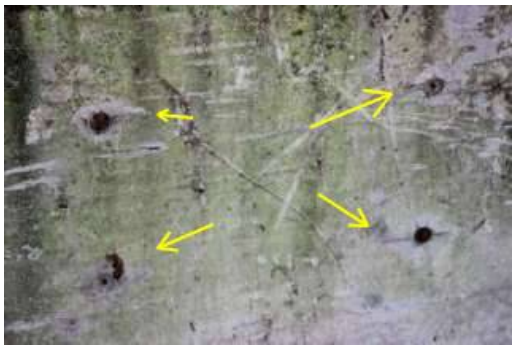

Photo 5-2

Photo 5-3

Photo 5-4

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6) A landscaping timbers was in front of the walkway to the front door poses a trip hazard. Recommend that a qualified person replace landscaping timbers as necessary.

Photo 6-1

Photo 6-2

Photo 6-3

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7) Brick used for the back of the residence for walkways and patios uneven and had gaps poses a trip hazard. Also, the front steps into the residence had several tiles broken or missing. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

Photo 7-1

Photo 7-2

Photo 7-3

Photo 7-4

Photo 7-5

Photo 7-6

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8) Fungal rot was found in two (2) stringers at the exterior stairs back side patio. Fungal rot in some stair components may pose a safety hazard. Recommend that a qualified person evaluate and repair as necessary. All rotten wood should be replaced.

Photo 8-1

Photo 8-2

Photo 8-3

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9) Soil was in contact with or close to wooden stairs at the rear of the residence. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit:
https://www.reporthost.com/?IMPEL

Photo 9-1

Photo 9-2

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10) Significant amounts of debris and stored items was found in front of and on the side of the garage.

Photo 10-1

Photo 10-2

Photo 10-3

Photo 10-4

11) patios were obscured by vegetation and couldn't be fully evaluated on the NW and NE side of the residence.

Photo 11-1

Photo 11-2

Photo 11-3

Photo 11-4

Photo 11-5

Photo 11-6

Exterior and Foundation

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.

Wall inspection method: Viewed from ground
Apparent wall structure: Wood frame
Wall covering: Wood/Plaster
Apparent foundation type: Unfinished basement, Post and pier, Concrete garage slab
Foundation/stem wall material: Concrete block
Footing material (under foundation stem wall): Cement blocks

12) Multiple trees were very close to the foundation. Tree roots can cause significant structural damage to foundations, or may have already caused damage (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.

Photo 12-1

Photo 12-2

Photo 12-3

Photo 12-4

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13) Numerous areas around the residence had siding and trim that was warped, damaged, had moss covering, and/or rotten. Also, trim was missing from covering the flashing at several locations on top of roof. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Photo 13-1

Photo 13-2

Photo 13-3

Photo 13-4

Photo 13-5

Photo 13-6

Photo 13-7

Photo 13-8

Photo 13-9

Photo 13-10

Photo 13-11

Photo 13-12

Photo 13-13

Photo 13-14

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14) There was a lack of positive connects at the top of support posts. Recommend that a qualified contractor evaluate and repair as necessary.

Photo 14-1

Photo 14-2

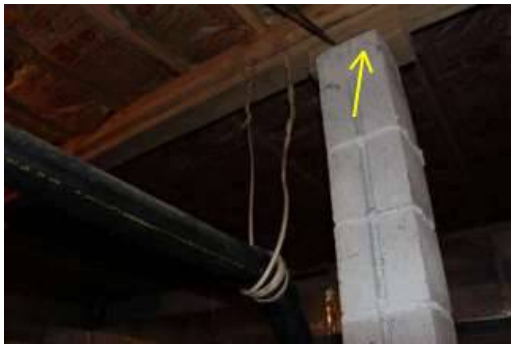

Photo 14-3

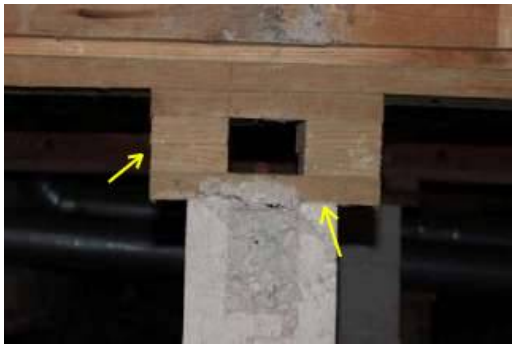

Photo 14-4

Photo 14-5

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15) Multiple gaps found in the siding. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

Photo 15-1

Photo 15-2

Photo 15-3

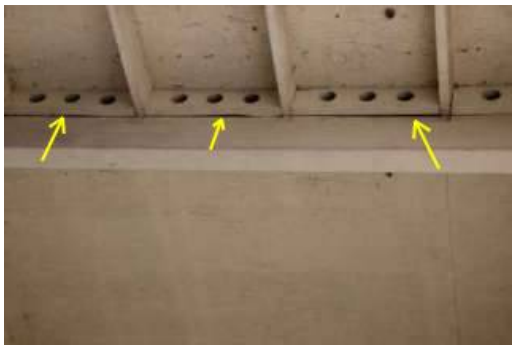

Photo 15-4

16) Some nail heads at the composition wood siding were protruding from the wood, or had been nailed in so as to break the surface of the siding, and caulk was missing. Most manufacturers of composition wood siding specify that nail heads should be flush with the surface, and that the surface of the siding should not be broken. If broken, then caulk should be applied to the nail heads to prevent water penetration and subsequent deterioration of the siding. Recommend that a qualified person repair per the siding manufacturer's specifications.

Photo 16-1

Photo 16-2

Photo 16-3

Photo 16-4

17) Vegetation such as trees, shrubs and/or vines was in contact with or close to 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 conducive condition for wood-destroying organisms. 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 17-1

Photo 17-2

Photo 17-3

Photo 17-4

Photo 17-5

Photo 17-6

Photo 17-7

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18) Firewood was stored so that it was in contact with or close to the building exterior. This is a conducive condition for wood-destroying organisms. Recommend storing firewood outdoors in an open area, and as far away from buildings as practical to keep insects away from buildings. For more information visit:

https://www.reporthost.com/?FWWDI

Photo 18-1

Photo 18-2

Photo 18-3

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 excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Range, Dishwasher, Refrigerator, Microwave oven

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19) 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. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: https://www.reporthost.com/?ATB

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20) No exhaust hood, ceiling or wall-mounted exhaust fan or downdraft exhaust system was found for the cook top or range. This can be a nuisance for odor and grease accumulation. Recommend that a qualified contractor install a venting system per standard building practices.

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21) Several cabinet drawers were difficult to open or close and/or loose. Recommend that a qualified person repair as necessary.

Photo 21-1

Photo 21-2

Photo 21-3

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22) Two (2) cabinets were loose, or were secured with too few or substandard fasteners. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.

Photo 22-1

Photo 22-2

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23) The areas below the sink, dishwasher, and refrigerator was by stored items or dishes and couldn't be fully evaluated.

Photo 23-1

Photo 23-2

Photo 23-3

Photo 23-4

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24) The estimated useful life for most kitchen appliances is 10-15 years. The dishwasher, refrigerator and range appeared to be near, at or beyond their

service life. Even if operable, recommend budgeting for replacements in the near future.

Photo 24-1

Photo 24-2

Photo 24-3

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; 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, 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 material: Wood
Type(s) of windows: Wood, Multi-pane, Casement
Wall type or covering: Drywall, Plaster
Ceiling type or covering: Drywall
Flooring type or covering: Carpet, Wood or wood products

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25) The inspector was unable to verify that the glass used in the dining room windows was approved safety glass. Glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in swinging and sliding doors except where "art glass," jalousie windows or glazing smaller than a 3-inch opening is used. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

Standard building practices generally require that approved safety glass be used in but not limited to the following conditions:

> Windows with a pane larger than 9 square feet, with a bottom edge closer than 18 inches to the floor and a top edge higher than 36 inches above the floor and within 36 inches, horizontally, of a walking surface
> Windows that are both within a 24-inch arc of a door and within 60 inches of the floor
> Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways, where the bottom edge of the glass is less than 60 inches above the floor

Note that "art glass" (leaded, faceted, carved or decorative) may be an acceptable alternative for safety glass due to its visibility. Also, a 1 1/2-inch-wide protective bar on the accessible side of the glass, placed 34-38 inches above the floor, can serve as an acceptable substitute for safety glass. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

Photo 25-1

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26) A less than professional laundry chute was found in closet. This is a safety and fire hazard. A child fall in or get stuck. If a fire started in the laundry room, it can easily make its way through to the second floor due to the fact the fire blocking has been removed. Recommend a qualified contractor evaluate and repair as necessary.

Photo 26-1

Photo 26-2

Photo 26-3

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27) Carpeting in the kitchen was loose and posed a trip hazard. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.

Photo 27-1

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28) The guardrail on the second floor with drop-offs higher than 30 inches was loose and wobbly, and poses a fall hazard. Recommend that a qualified person repair guardrails as necessary.

Photo 28-1

Photo 28-2

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29) The stairs had several cracks in the wood, gaps between stringers and treads, and made excessive noise when walking up/down. This can be a safety risk. Recommend have a qualified person evaluate and repair/replace as necessary.

Photo 29-1

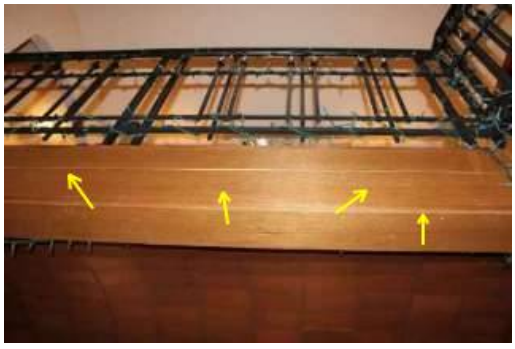

Photo 29-2

Photo 29-3

Photo 29-4

Photo 29-5

Photo 29-6

Photo 29-7

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30) Based on height of windows from the ground and planned occupancy (children in home), recommend that the client consider installing window guards for child safety. For more information, visit:
https://www.reporthost.com/?WNDWGRDS

Photo 30-1

Photo 30-2

Photo 30-3

Photo 30-4

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31) Dining room door was difficult to open/close and had obvious wear/damage on the exterior. Recommend that a qualified person repair as necessary.

Photo 31-1

Photo 31-2

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32) Trim to basement was damaged. Recommend that a qualified person repair, replace or install as necessary.

Photo 32-1

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33) Exterior garage door hardware was corroded. Recommend that a qualified person repair or replace as necessary.

Photo 33-1

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34) Several windows in the master bedroom sitting room were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.

Photo 34-1

Photo 34-2

35) The lock mechanisms on the kitchen and master bedroom casement windows were difficult to open/lock. Recommend that a qualified person repair as necessary.

Photo 35-1

Photo 35-2

36) Multiple holes and cracks throughout residence. Recommend that a qualified person repair as necessary.

Photo 36-1

Photo 36-2

Photo 36-3

Photo 36-4

Photo 36-5

Photo 36-6

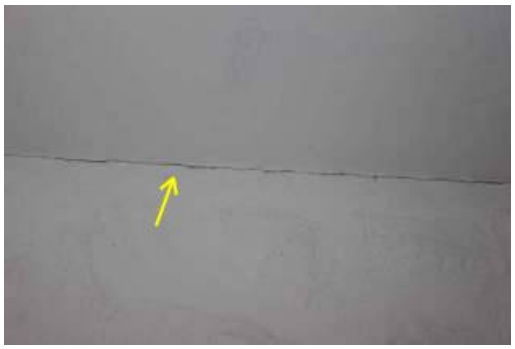

Photo 36-7

Photo 36-8

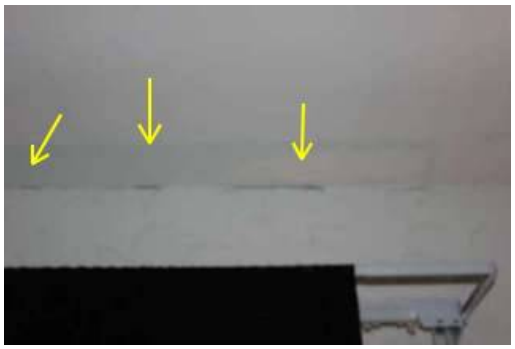

Photo 36-9

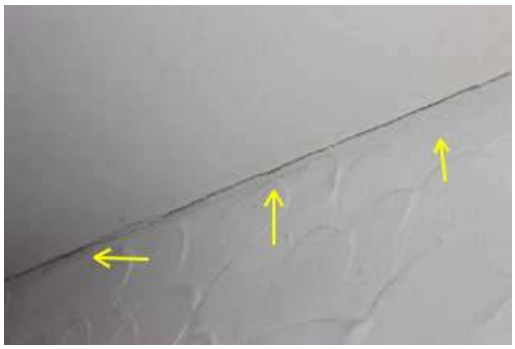

Photo 36-10

Photo 36-11

Photo 36-12

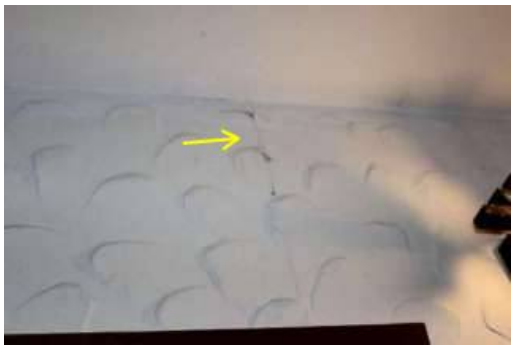

Photo 36-13

Photo 36-14

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37) Weatherstripping around garage door was missing. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.

Photo 37-1

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38) Master bathroom showed signed of damage, possibly by past condensation or water leaks. Recommend that a qualified person evaluate and repair as necessary.

Photo 38-1

Photo 38-2

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39) Trim was missing from the utility room. Recommend that a qualified person repair as necessary.

Photo 39-1

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40) A sauna was installed. 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. Recommend that a qualified specialist evaluate and repair if necessary.

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41) Patches or evidence of prior repairs was found in kitchen ceiling. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).

Photo 41-1

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42) All exterior doors were missing screen doors.

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43) All windows were missing screens. Windows may not provide ventilation during months when insects are active.

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44) Carpeting was present in the kitchen and laundry room. Both can be subjected to standing water and damage carpeting. Also, the kitchen and the bedroom/office has patches of the carpet cut out. Recommend having removed and replaced vinyl or tile be a qualified person.

Photo 44-1

Photo 44-2

Photo 44-3

Fireplaces, 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.

Condition of wood-burning fireplaces, stoves: Not determined (inaccessible or obscured)

Wood-burning fireplace type: Metal pre-fab

Fan or blower installed in wood-burning fireplace or stove: No

Wood-burning chimney type: with wood enclosure

45) Solid fuel-burning fireplace was found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all solid fuel-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:
https://www.reporthost.com/?CSIA

Photo 45-1

Photo 45-2

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, 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.

Location #A: Half bath, Main floor

Location #B: Half bath, second floor

Location #C: Master bath, second floor

Bathroom and laundry ventilation type: Windows

240 volt receptacle for laundry equipment present: Yes

46) The inspector was unable to verify that the glass used in one or more by the shower and/or spa at location(s) #C was approved safety glass. Glazing that is not approved safety glass located in areas subject to human impact is a potential safety hazard. Standard building practices require that approved safety glass be used in enclosures for bathtubs, showers, spas, saunas and steam rooms, and in windows where the bottom edge of the window is less than 60 inches above the drain inlet or standing surface. Wire-reinforced glass is not acceptable. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

Photo 46-1

47) The clothes dryer's flexible exhaust duct was routed through a wall, building substructure or attic. This type of duct is easily damaged, prone to clogging and not suitable for this purpose. Clothes dryers may overheat. This is a potential fire hazard. It is acceptable for a short length of corrugated, semi-rigid metal duct (not accordion flex-duct) be used between the dryer and the wall or floor fitting, but duct runs through walls, building substructures and attics should be made of rigid metal, and wrapped in R-4 insulation if routed through an unheated space. Recommend that a qualified person replace

ducting per standard building practices.

Photo 47-1

Photo 47-2

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48) The cold water supply flow for the sink at location(s) #C was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.

Photo 48-1

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49) The right side sink faucet handles at location(s) #C was leaking. Recommend that a qualified person repair or replace as necessary.

Photo 49-1

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50) The laundry room didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified contractor install an exhaust fan per standard building practices.

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51) Substandard caulking was found around the sink at location(s) #B and C. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.

Photo 51-1

Photo 51-2

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52) Old leak stains was found at water shut-off valves for the sink at location(s) #A. A qualified plumber should repair as necessary.

Photo 52-1

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53) Caulk around the base of the toilet at location(s) #A, B and C was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Photo 53-1

Photo 53-2

Photo 53-3

54) Substandard caulking was found between the bathtub and the walls at location(s) #B. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

Photo 54-1

Photo 54-2

55) The bathtub drain stopper mechanism at location(s) #C was missing. Recommend that a qualified person repair or replace as necessary.

Photo 55-1

56) Bathtub spigot not flush to wall. This can possibly result in water getting into the structure. Recommend a qualified person evaluate and repair as necessary.

57) Recommend cleaning and sealing the grout at countertops at location(s) #C now and in the future as necessary to prevent staining and to improve waterproofing.

Photo 57-1

Photo 57-2

Photo 57-3

Basement

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.

Exterior door material: Wood
Pier or support post material: Wood
Beam material: Solid wood
Condition of insulation underneath floor above: Required repairs, replacement and/or evaluation (see comments below)
Insulation material underneath floor above: Fiberglass roll or batt

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58) Guardrails at basement with drop-offs higher than 30 inches were missing. This poses a fall hazard. Guardrails should be installed where walking surfaces are more than 30 inches above the surrounding grade or surfaces below. Recommend that a qualified contractor install guardrails where missing and per standard building practices.

Photo 58-1

Photo 58-2

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59) Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.

Photo 59-1

Photo 59-2

Photo 59-3

Photo 59-4

Photo 59-5

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60) Under-floor insulation in the basement was damaged apparently by rodents. This may result in reduced energy efficiency and may produce unpleasant odors. For energy efficiency and sanitary reasons, recommend that a qualified contractor replace all under-floor insulation.

Photo 60-1

Photo 60-2

Photo 60-3

Photo 60-4

Photo 60-5

61) The vapor barrier in some areas of the basement askew. Soil was exposed as a result and will allow water from the soil to evaporate up into the structure. This is a conducive condition for wood-destroying organisms. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified person replace or repair the vapor barrier where necessary and per standard building practices.

62) Some areas in the basement was not evaluated due to lack of access from stored items and/or debris. These areas are excluded from the inspection.

Photo 62-1

Photo 62-2

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: Not inspected because no access was found. Home owner stated there was no access point to attic. Was not able to locate either.

63) No accessible attic spaces were found or inspected at this property. The inspector attempts to locate attic access points and evaluate attic spaces where possible. When a home is occupied, such access points may be obscured by stored items or furnishings. Home inspection standards of practice do not require inspectors to move stored items, furnishings or personal belongings. If such access points are found in the future and/or made accessible, a qualified person should fully evaluate those attic spaces and roof structures.

Garage 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
Type of door between garage and house: Hollow core
Exterior door material: Metal
Type of garage vehicle door: Sliding
Number of vehicle doors: 3
Condition of automatic opener(s): None installed
Roof inspection method: Traversed
Roof type: Flat or low slope
Roof surface material: Synthetic plasticized or rubberized single-ply membrane
Receptacles: Damaged
Lighting: Lamp Inop, Missing cover

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64) The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit: https://www.reporthost.com/?AGFR

Photo 64-1

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65) The door between the garage and the house didn't have a self-closing device. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

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66) The garage vehicle door on far right was damaged. Recommend that a qualified contractor repair or replace door(s) as necessary.

Photo 66-1

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67) Several garage support posts were not positively secured to the beam above and/or the foundation below. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement and for impact resistance from vehicles. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams, and/or installing anchors to the slab/footing below. Note that some support posts have concealed fasteners at their bases that are not visible.

Photo 67-1

Photo 67-2

Photo 67-3

Photo 67-4

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68) Weatherstripping around one or more exterior doors was missing. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.

Photo 68-1

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69) Significant gaps were found below or around one or more garage vehicle doors. Vermin and insects can enter the garage as a result. Recommend that a qualified person repair as necessary to eliminate or minimize gaps.

Photo 69-1

70) What appeared to be past water stains were visible on the roof structure at several locations in the garage. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.

Photo 70-1

Photo 70-2

Photo 70-3

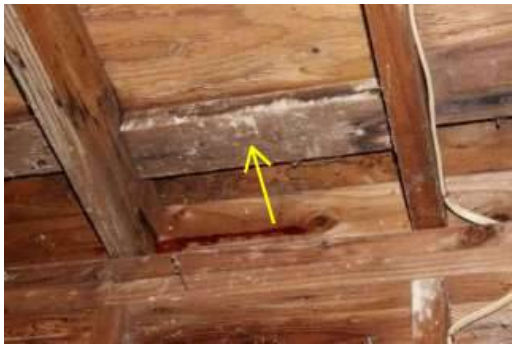

Photo 70-4

Photo 70-5

Photo 70-6

Photo 70-7

Photo 70-8

71) Many floor areas were obscured by stored items and/or debris and couldn't be fully evaluated.

Photo 71-1

Photo 71-2

Photo 71-3

Photo 71-4

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72) Some roof surfaces were obscured by debris and couldn't be evaluated. These areas are excluded from this inspection.

Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

Photo 72-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; 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.

Type: Tank
Energy source: Electricity
Estimated age: 1995
Capacity (in gallons): 40
Manufacturer: Rheem
Model number: 815V-40D, unable to read model number due to straps on two tanks
Serial number: 0295C09087, 0922T427152, unable to read number due to strap on third tank

Location of water heater: Utility room, Basement, Sauna

Hot water temperature tested: Yes, 122

Water temperature (degrees Fahrenheit): Although some manufacturers set water heater thermostats at 140ºF, most households usually only require them to be set at 120ºF, which also slows mineral buildup and corrosion in your water heater and pipes. Water heated at 140ºF also poses a safety hazard —scalding.

https://www.energy.gov/energysaver/services/do-it-yourself-energy-savings-projects/savings-project-lower-water-heating

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73) The water heater did not have earthquake straps installed in basement. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks may also occur in water-supply pipes or fittings. Recommend that a qualified person install earthquake straps per standard building practices.

Photo 73-1

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74) No temperature-pressure relief valve was installed on the water heater tank in the basement. This is a potential safety hazard due to the risk of explosion. A qualified plumber should install a temperature-pressure relief valve and drain line per standard building practices.

Photo 74-1

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75) Based on the water heater's manufacturer name, model number, serial number and/or manufacture date, the water heater may have been recalled due to a potential safety hazard. According to U.S. Consumer Product Safety Commission, components inside the water heater may shift during transit, causing an air filter door switch to operate improperly. If the switch fails and the air filter door is out of place, the water heater could continue to operate and dust and lint could build up, posing a carbon monoxide poisoning hazard. The client should stop using the recalled water heater immediately if the air filter door is not in place. Consumers who have not already been contacted by an authorized contractor should immediately contact their installer or Rheem Manufacturing Company to arrange for a free, on-site repair. Consumers are reminded to use the air filter door for these water heaters to avoid a carbon monoxide hazard. Contact Rheem toll-free at (866) 369-4786 between 7 a.m. and 7 p.m. CST Monday through Friday and between 9 a.m. and 4:30 p.m. CST Saturday and Sunday. Also visit:
https://www.reporthost.com/?WHRECALL3

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76) The temperature-pressure relief valve drain line terminated too high above the ground outside from water heater in sauna. Someone standing next to the drain line could be scalded if the valve opens. Recommend that a qualified person repair per standard building practices. For example by extending the drain line. For more information, visit:
https://www.reporthost.com/?TPRVALVE

Photo 76-1

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77) 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. For more information on scalding dangers, visit: https://www.reporthost.com/?SCALD

Photo 77-1

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78) No thermal expansion tank was installed at any of the three (3) water heaters, and the plumbing system may be "closed" based on the possible installation of a backflow prevention device in the water supply system. In a closed system an expansion tank should be installed to allow room for water in the system to expand. Without one, the water heater's temperature-pressure relief valve can leak or become damaged, or toilets can "run" due to excess pressure overcoming the fill valve. Recommend that a qualified plumber install an expansion tank per standard building practices.

Photo 78-1

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79) The estimated useful life for most water heaters is 8-12 years. The inspector was unable to determine the age of all the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The client should be aware that the water heaters may be near, at or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age.

If found to be near, at or beyond its useful lifespan, recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater does fail. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

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80) A water heater was installed over a finished living space and no catch pan or drain was installed in the sauna. Catch pans and drains prevent water damage to finished interior spaces below if or when the water heater leaks or is drained. If concerned, consult with a qualified contractor about installing these. Note that drain lines for catch pans are usually installed below the floor level and are difficult at best to install in an existing home.

Photo 80-1

Heating, Ventilation and Air Condition (HVAC)

General heating system type(s): Furnace, Heat pump, Electric heaters
General heating distribution type(s): Ducts and registers
Last service date of primary heat source: Unknown
Condition of electric heaters (not forced air): Appeared serviceable
Electric heater type (not forced air): Two rooms have wall mounted heaters
Manufacturer of electric heaters (not forced air): Cadet
Forced air heating system fuel type: Electric
Estimated age of forced air furnace: 07/2004
Forced air heating system manufacturer: Trane
Forced air furnace model #: TWE060D 150B0
Forced air furnace serial number: 4282LD22V
Location of forced air furnace: Basement
Cooling system and/or heat pump fuel type: Electric
Location of heat pump or air conditioning unit: Building exterior
Type: Heat pump
Estimated age of heat pump or air conditioning unit: 09/1994
Manufacturer of cooling system and/or heat pump: Trane
Heat pump or air conditioner model number: TWX060C100A1
Heat pump or air conditioner serial number: J38298267

81) The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Photo 81-1

82) The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Photo 82-1

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83) The last service date of the heating/cooling system is unknown. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor clean and service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Photo 83-1

Photo 83-2

Photo 83-3

Photo 83-4

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84) The pad for the heat pump or air conditioning condensing unit was not level. This unit requires adequate support. The compressor may be damaged if this unit is tilted 10 degrees or more. Also, the pad should elevate the unit above the soil to prevent corrosion. Recommend that a qualified person repair as necessary.

Photo 84-1

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85) An electronic air filter was installed. For home buyers, recommend checking filters upon taking occupancy. Check filters monthly in the future. Guidelines vary depending on the manufacturer, but when the filters are dirty, the following steps should normally be performed:

- Turn off filter and wait 30 seconds before pulling off cover
- Note direction arrow on cells is oriented and positions of pre-filters and cells
- Remove cells and pre-filters
- Clean pre-filters with a vacuum cleaner and brush attachment
- Wash cells in a dishwasher, in a tub or with a garden hose
- Be careful not to break ionizing wires or bend collector plates
- Use only soaps that are safe for aluminum (e.g. dishwasher soap)
- When using a dishwasher, support cells with 4 glasses, and don't use the drying cycle
- When using a bathtub, soak cells for 15-20 minutes and then agitate them
- Let cells air-dry
- Reinstall cells and filters in the correct position and orientation and turn filter back on

Note that how often filters need cleaning depends on how the system is configured (e.g. always on versus "auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season). For more information, visit:
https://www.reporthost.com/?EAFM

Photo 85-1

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86) The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

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, recommend that a professional inspect 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
Gutter and downspout material: Metal
Roof type: Gable

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87) Water damage and/or evidence of past leaks was found at one of the skylights. Consult with the property owner to determine if leaks have occurred, or if repairs have been made. Recommend that a qualified contractor evaluate and repair as necessary.

Photo 87-1

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88) All the skylights had damage to siding material. Recommend that a qualified contractor evaluate and repair as necessary.

Photo 88-1

Photo 88-2

Photo 88-3

Photo 88-4

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89) Kick-out flashing was missing at the chimney. Such flashing should be located at the bottom of slopes where roof surfaces intersect with exterior walls above. It directs rainwater away from exterior walls and into gutters so that rainwater is less likely to run down the front surfaces of siding or flow behind siding. Recommend that a qualified contractor install kickout flashings where missing and per standard building practices.

Photo 89-1

Photo 89-2

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90) Extensions such as splash blocks or drain pipes for several downspouts was missing on top of garage and first/second floor on back side of residence. Water can accumulate around the building foundation or basement and/or cause excessive wear on shingles as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Photo 90-1

Photo 90-2

Photo 90-3

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91) Gaps were found in or around roof soffits and can allow birds or vermin to enter the attic on SE side of residence. Recommend that a qualified person repair as necessary to eliminate gaps.

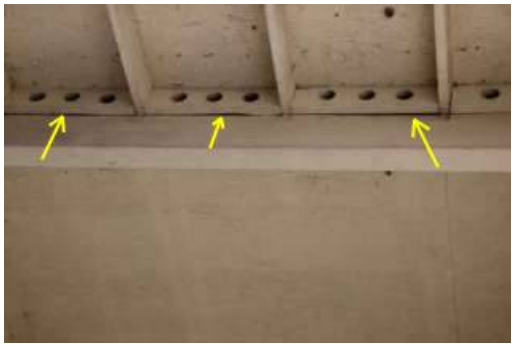

Photo 91-1

92) Downspouts on NE side detached. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Photo 92-1

Photo 92-2

93) Significant amounts of debris have accumulated in one or more 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 conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Photo 93-1

Photo 93-2

Photo 93-3

Photo 93-4

Photo 93-5

94) Some roof surfaces were obscured by debris and couldn't be evaluated. These areas are excluded from this inspection.

Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

Photo 94-1

Photo 94-2

95) This asphalt or fiberglass composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, 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 110 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: Not determined (components inaccessible or obscured)
Service voltage (volts): 120-240
Estimated service amperage: 400
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Not determined (components inaccessible or obscured)
Main disconnect rating (amps): 200
System ground: Ground rod(s) in soil
Location of main service panel #A: Utility room
Location of main service panel #B: Utility room
Location of sub-panel #C: Second floor in master bedroom closet
Location of sub-panel #D: Utility room
Solid strand aluminum branch circuit wiring present: Not determined (inaccessible or obscured, or panels not opened)
Ground fault circuit interrupter (GFCI) protection present: No
Arc fault circuit interrupter (AFCI) protection present: No

96) Panel(s) #A, B and C were manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is significant evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough data to establish that the circuit breakers pose a serious risk of injury to consumers. Regardless, and due to other evidence of safety issues, recommend that a qualified electrician carefully evaluate all Federal Pacific panels and make repairs as necessary. Consider replacing Federal Pacific panels with modern panels that offer more flexibility for new,

safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). For more information, visit:
https://www.reporthost.com/?FP1
https://www.reporthost.com/?FP2
https://www.reporthost.com/?FP3

Photo 96-1

Photo 96-2

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97) One or more electric receptacles at the kitchen, bathroom(s), 1/2 bath, master bath, wet bar, laundry area, garage and/or basement had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
https://www.reporthost.com/?GFCI

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98) One or more electric receptacles at the bedroom(s), dining room and/or living room had no visible arc fault circuit interrupter (AFCI) protection, or the inspector was unable to determine if AFCI protection was present. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:
https://www.reporthost.com/?AFCI

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99) Wire splices were exposed and were not contained in a covered junction box throughout garage and basement. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.

Photo 99-1

Photo 99-2

Photo 99-3

Photo 99-4

Photo 99-5

Photo 99-6

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100) Several receptacles were worn, broken, or damaged throughout residence. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

Photo 100-1 Kitchen

Photo 100-2 Utility room

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101) Exterior electric receptacles on SE side of residence was loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

Photo 101-1

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102) One electric receptacle had reverse-polarity wiring in the garage, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary. For more information, visit:
https://www.reporthost.com/?RPR

Photo 102-1

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103) No permanently installed smoke alarms were found in any of the bedrooms. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit:
https://www.reporthost.com/?SMKALRM

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104) One slot where a circuit breakers is normally installed was open in panel(s) #A & #D has open spliced wires. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

Photo 104-1

Photo 104-2

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105) Cover plates for switches in the garage and basement was missing. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Photo 105-1

Photo 105-2

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106) Carbon monoxide alarm was in the master bedroom only on the second floor. Need to move to hallway. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:
https://www.reporthost.com/?COALRM

CDC Prevention Guidance
https://www.cdc.gov/co/guidelines.htm

NFPA Public Education
https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide

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107) Electrical panel in master bedroom that controls lighting and other unknown functions has several broken buttons and missing the legend. Have qualified electrician evaluate and repair as necessary.

Photo 107-1

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108) Receptacle in master bedroom tripped circuit once tester was installed. The bedroom lost power and the owner had to re-trip breaker. Have qualified electrician evaluate and repair as necessary.

Photo 108-1

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109) One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). 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 recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Photo 109-1 Kitchen

Photo 109-2 Laundry room

Photo 109-3 Wet bar

Photo 109-4 Master bathroom shower

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; 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
Water pressure (psi): 64
Location of main water meter: Not determined (obscured, inaccessible or none found)
Location of main water shut-off: Not determined (obscured, inaccessible or none found)
Supply pipe material: Copper, Galvanized steel
Drain pipe material: Plastic
Waste pipe material: Plastic
Location(s) of plumbing clean-outs: Basement
Vent pipe material: Plastic

110) Multiple flexible connectors were installed in series in one or more water supply lines in the sauna to the water heater. Only one flexible connector should be used between rigid piping and appliances. Recommend that a qualified plumber evaluates and repairs as necessary.

Photo 110-1

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111) Both hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:
https://www.reporthost.com/?BKFLOW

Photo 111-1

Photo 111-2

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112) Stains were found in one of the waste lines in the basement, but no active leaks were found near the stains. This may indicate that past leaks have occurred. Consult with the property owner about this, and either monitor these areas in the future for leaks or have a qualified plumber evaluate and repair as necessary.

Photo 112-1

Photo 112-2

Photo 112-3

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113) Unknown pipe broke on exterior of residence. Have qualified person evaluate and repair as necessary.

Photo 113-1

Photo 113-2

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114) Hose bib handle was broken next to the front door. Recommend that a qualified person replace handles or make repairs as necessary.

Photo 114-1

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115) Both hose bibs weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.

Photo 115-1

Photo 115-2

116) The inspector did not determine the location of the water meter. Recommend consulting with the property owner to determine the meter location, that you locate it yourself, or consult with the local water municipality if necessary. It is especially important to find the meter if no main shut-off valve is found because the meter may be the only way to turn off the water supply in the event of an emergency, such as when a supply pipe bursts.

Home Appliance Estimated Design Life

Home Appliance Estimated Design Life: 1. Gas furnace: 15-20 years
2. Gas boiler: 17-24 years
3. Oil furnace: 18-25 years
4. Electric furnace: 18-25 years
5. Heat pump: 15 years
6. Central air conditioning: 15 years
7. Water heater (tank): 8-12 years
8. Water heater (tankless): 20+ years
9. Range and oven: 18-20 years
10. Refrigerator/Freezer: 18-20 years
11. Dishwasher: 9-11 years
12. Microwave oven: 10 years
13. Range hood and fan: 14 years
14. Food disposal: 10-12 years
15. Garage door opener: 10 years
16. Laundry washing machine: 14 years
17. Laundry dryer: 14 years
18. Bathtub/Sink: 10-30 years
19. Smoke or CO detector: 8-10 years
20. Exhaust fans: 10 years

Home Maintenance Check List

Home Maintenance Check List: Monthly:
1. Clean any removable dishwasher filters.
2. Purge food disposal by filling the kitchen sink with clean water, then turn on the device until the water drains through.
3. Wash refrigerator/freezer interior walls and door gaskets with a solution of one quart of warm water to two tablespoons of baking soda and wipe dry.
4. Vacuum and clean "return" air ducts/grills.
5. Inspect lighting fixtures and replace any burned-out bulbs.
6. Clean clothes dryer lint trap and/or duct for better energy efficiency and to decrease the risk of fire.

Quarterly:
1. Inspect and service doors by cleaning and lubricating latches, hinges or replacing weatherstrippings as might be required.
2. Inspect and repair, if necessary, exterior caulking and finish around windows, doors, and siding.
3. Replace/clean, at least quarterly, furnace, heating and cooling system filters.
4. Re-tighten knobs and pulls on cabinets. Clean and lubricate drawer tracks and guides.

Semi-annually:
1. Inspect and test smoke and carbon monoxide alarms. Replace backup batteries as might be required.
2. Test (GFCI) ground fault circuit interrupters and (AFCI) arc fault breakers.
3. Inspect and maintain/clean gutters and downspouts. Runoff water must be directed away from the home.
4. Inspect attics and substructure areas for rodent droppings or other signs of pests or leaks/standing water, etc.
5. Prior to the beginning of the rainy season, test sump pumps for adequacy and function.
6. Look for moisture or decay, outside and inside the house, where flat surface decks and landings attach to the home. This is especially important if the landings do not have proper flashings.
7. Clean range hood fan grills and housings.
8. Use a vacuum cleaner to remove dust on coils behind the refrigerator/freezer.

Annually:
1. Licensed contractor to inspect and service heating and air conditioning systems.
2. Professional contractor to inspect and service wood burning appliances and chimneys.
3. Seal any foundation cracks.
4. Inspect, clean and lubricate garage vehicle door tracks and test auto-reverse functions.
5. Clean and lubricate sliding glass door and window tracks.
6. Inspect exterior paint for cracking and wear. Repaint, caulk and seal as needed.
7. Reseal, as required, wood decks and landings.

8. Inspect, for water damage, pests or rot, any substructure and attic areas.
9. Inspect roof flashings, chimney caps, shingles.
10. Inspect outside electrical service lines for damage, exposed wires or proximity to tree limbs.
11. Inspect all supply hoses at sinks, toilets and washing machines.
12. Clean and repair caulking or grout in bathrooms or kitchens.
13. Clean bathroom exhaust fan blades and grills.
14. Inspect all electric cords and replace as needed.
15. Change water filters and have fresh water systems professionally serviced.

Tips for keeping drains clear:
1. Pour a pot of hot water down the drain once a week to help clear away fat or grease that may have built-up in the drain line or the P-trap.
2. If a drain is clogged, try pouring 1/2 cup of baking soda and 1/2 cup of white vinegar down the drain. Cover the drain and let the mixture sit for a few minutes. Then pour a pot of water down the drain.

General safety tips:
Ensure that you know where the following items are located:
1. Emergency contact telephone numbers.
2. Fire extinguishers and water hose pipes.
3. Heating gas/fuel main shutoff valve.
4. Main electrical disconnect circuit breaker(breaker box/service panel).
5. Main drain line clean-out.
6. Main water shut-off valve.
7. All window and door exits.

Links
https://www.nahb.org/en/consumers/homeownership/homeownership-highlights/routine-home-maintenance.aspx#outside

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