


**Present during inspection:** Client  
**Client present for discussion at end of inspection:** Yes  
**Weather conditions during inspection:** Dry  
**Temperature during inspection:** Warm  
**Ground condition:** Damp  
**Type of building:** Single family  
**Buildings inspected:** One house  
**Age of main building:** 53 yrs. built 1960  
**Source for main building age:** Municipal records or property listing  
**Front of building faces:** South  
**Occupied:** No

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- 1)  Evidence of rodent infestation was found in the form of feces, damaged insulation in the attic. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:  
[http://www.cdc.gov/rodents/prevent\\_infestations/seal\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/seal_up.html)  
[http://www.cdc.gov/rodents/prevent\\_infestations/trap\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/trap_up.html)  
[http://www.cdc.gov/rodents/prevent\\_infestations/clean\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/clean_up.html)



**Photo 54**



**Photo 56**

- 2)  Fuel oil was not available during the inspection (tank empty, shut-off valve turned off, etc.). The inspector operates only "normal" controls such as thermostats and on/off switches, and does not operate oil shut-off valves or attempt to re-light furnaces. As a result, items such as but not limited to the fuel oil supply system and oil fired furnaces or boilers weren't fully evaluated. Recommend that a qualified person make a full evaluation of the fuel oil supply system and oil-fired appliances after the fuel oil supply is restored. Any problems that are found after this evaluation should be repaired by a qualified contractor.



**Photo 21**

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## 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


**Condition of stairs:** Required repairs, replacement and/or evaluation (see comments below)

**Exterior stair material:** Masonry

- 3)  Masonry steps have settled or deterioration were found. Recommend that a qualified contractor repair or replace steps as necessary.



**Photo 2**

- 4)  Soil was in contact with or close to wooden stairs at the rear porch. 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:

<http://www.google.com/search?q=impel+rods>



Photo 31



Photo 32


- 5)  Significant erosion was found in one or more areas. Recommend having a qualified person evaluate and make repairs as necessary to repair erosion, and to prevent erosion in the future.



Photo 23

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## 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.

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Cement fiber

**Condition of foundation and footings:** Required repairs, replacement and/or evaluation (see comments below)

**Apparent foundation type:** Concrete slab on grade

**Foundation/stem wall material:** Concrete block


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- 6)  Rot was found at one or more window frames, fascia. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 15



Photo 18



Photo 29



Photo 12


7)  The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.



Photo 4



Photo 28



8)  Some sections of siding and/or trim were missing, damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 19



Photo 30

9)  Moderate deterioration was found in the foundation. This may be a structural concern or an indication that settlement is ongoing. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for such repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and the cause of the settlement
- Structural engineers who determine if repairs are necessary, and prescribe those repairs

At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.



Photo 22





Photo 23



**Photo 33**

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**10)**   Clearances between the cement fiber siding and horizontal flashing were too small. Moisture can penetrate and damage the siding as a result, and the manufacturer's warranty can be voided. Normally, minimum clearances below the bottom of cement fiber siding and trim include:



- 6 inches to the finished grade below
- 2 inches to paths, steps, driveways or deck surfaces below
- 2 inches to roof surfaces below
- 1/4 inch to horizontal flashing below, with no caulk applied

Recommend that a qualified contractor repair per the siding/trim manufacturer's specifications.



**Photo 17**

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**11)**   The paint in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.





**Photo 14**



**Photo 27**

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**12)**   Caulk was missing in some areas. For example, around windows, at wall penetrations. 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/docs/FPL\\_Caulking\\_Ins\\_Out.pdf](http://www.reporthost.com/docs/FPL_Caulking_Ins_Out.pdf)



**Photo 11**



**Photo 16**

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**13)**  The parging (decorative coating) on one or more foundation walls was damaged or deteriorated. This is not a structural concern, but the client may want this repaired for appearance's sake.



Photo 26



Photo 30

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## 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. 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 performed adequately or were leak-free.

**Roof inspection method:** Traversed

**Condition of roof surface material:** Appeared serviceable

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Required repair, replacement and/or evaluation (see comments below)

**Gutter and downspout material:** Metal

**Gutter and downspout installation:** Full

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14)   Flashings at the base of the chimney was substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 5



Photo 10

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15)   One or more gutter end caps were missing. 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 install end caps where missing.



Photo 13

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16)   One or more gutters had a substandard slope so that significant amounts of water accumulate in them rather than draining through the downspouts. This can cause gutters to overflow, especially when debris such as leaves or needles has accumulated in them. 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. For example, by correcting the slope in gutters or installing additional downspouts and extensions.



Photo 20


17)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 22



Photo 25




18)   One or more roof flashings were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 7



Photo 6

19)  Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

<http://www.google.com/search?q=moss+on+roof>



Photo 8

## 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:** Traversed

**Location of attic access point:** Bedroom

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Rafters


**Ceiling structure:** Ceiling joists


**Condition of insulation in attic (ceiling, skylight chase, etc.):** Required repair, replacement and/or evaluation (see comments below)

**Ceiling insulation material:** Fiberglass roll or batt

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Gable end vents

20)  One or more sections of the roof structure appeared to have substandard ventilation, there were too few vents. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building practices.

21)  The attic access hatch was not insulated. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency. For more information, visit: <http://www.reporthost.com/docs/atticaccess.pdf>



22)  Insulation in the attic was damaged, apparently by rodents (e.g. burrow holes, feces, urine stains). If this report doesn't already recommend replacement of insulation for energy efficiency, the client may want to have insulation replaced for sanitary reasons or to prevent odors.



Photo 55

23)  The ceiling insulation in one or more areas of the attic was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).


24)  What appeared to be past water stains were visible on the roof structure at one or more locations in the attic. However, no elevated levels of moisture were found at these stains during the inspection. 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 51

## 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 detectors is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide detectors 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.

**Electric service condition:** Appeared serviceable

**Primary service type:** Overhead

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 100

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** 100

**System ground:** Ground rod(s) in soil

**Condition of main service panel:** Required repair, replacement and/or evaluation (see comments below)

**Condition of sub:** Required repair, replacement and/or evaluation (see comments below)

**Location of main service panel #A:** Bedroom

**Location of sub-panel #B:** Kitchen

**Location of main disconnect:** Breaker at top of main service panel

**Condition of branch circuit wiring:** Serviceable

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** None visible

**Smoke alarms installed:** Yes, but not tested

**Carbon monoxide alarms installed:** No, recommend install

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25)   Panel #B was missing the cover. This is a potential shock and fire hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 38

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26)   Panel #B was located in a cabinet. This is not an approved location for electric panels. Recommend that a qualified electrician move the panel(s) or make repairs per standard building practices.



Photo 38

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27)   One or more circuit breakers in panel #B were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit: <http://www.google.com/search?q=double+tap+circuit+breaker>



Photo 37



Photo 36

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28)   One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. 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 53

29)  Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), 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. For more information, visit: <http://www.google.com/search?q=old+smoke+alarms>



30)  2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.



Photo 35

31)  The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.

## 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.

**Location of main water shut-off:** In utility room

**Water service:** Private well

**Service pipe material:** Plastic

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Plastic

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Cast iron

**Condition of fuel system:** Not determined (no fuel oil)

**Visible fuel storage systems:** Above ground

**Location of main fuel shut-off valve:** At oil tank


32)  One or more hose bibs (outside faucets) appeared to be inoperable. No water flowed from the bib(s) when turned on. This may be due to a shut-off valve being turned off. Note that the inspector does not operate shut-off valves. Recommend consulting with the property owner about inoperable hose bibs, and if necessary have a qualified plumber make repairs.



Photo 34

33) 🔍 Significant corrosion was found on the oil storage tank. The tank may need replacing now or in the near future. Recommend that a qualified contractor and/or full-service oil provider evaluate and replace the tank if necessary. If the tank isn't replaced, recommend prepping and painting tank with a rust-preventative paint.



Photo 24

34) 🔍 Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

<http://www.google.com/search?q=private+septic+systems>

35) 🔍 Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies 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. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

<http://www.google.com/search?q=private+well>

36) ⓘ Recommend buying oil storage tank replacement insurance available from many full-service oil providers. This can cover up to 100% of the replacement costs of a tank and usually costs less than a few dollars per month.

Also recommend buying pollution liability insurance for oil spills, if available. Some states provide this for free (Washington state), and it may be available from other sources. For more information, visit:

<http://www.google.com/search?q=pollution+liability+insurance>

<http://www.google.com/search?q=oil+tank+insurance>

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## 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.

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Electricity

**Estimated age:** 12 yrs mfg 2001  
**Capacity (in gallons):** 50  
**Temperature-pressure relief valve installed:** Yes  
**Manufacturer:** A.O. Smith  
**Location of water heater:** Utility room

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**37) ⓘ** The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be at this age and/or its useful lifespan and may need replacing at any time. 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 fails. 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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## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; 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).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Condition of forced air heating system:** Not determined (fuel oil service off)

**Forced air heating system fuel type:** Oil

**Estimated age of forced air furnace:** 16yrs mfg 1996

**Forced air heating system manufacturer:** Evcon

**Location of forced air furnace:** Utility room

**Condition of furnace filters:** Required replacement

**Location for forced air filter(s):** Inside air handler

**Condition of forced air ducts and registers:** Required repair, replacement and/or evaluation (see comments below)

**Condition of controls:** Not determined (system inoperable)

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**38) + 🔍** The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. 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 inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit: <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

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**39) + 🔍** Because of the age and/or condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.

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**40) 🔧** One or more heating or cooling ducts were crushed. This can result in reduced energy efficiency. Recommend that qualified HVAC contractor repair or replace ducts or components as necessary.



Photo 50

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**41) 🔧** One or more heating or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.



Photo 52

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- 42)  Hold-down devices for one or more heating and/or cooling system air filters were substandard. Unfiltered air can flow through the system (around filters) and reduce indoor air quality. Recommend that a qualified person repair as necessary.



Photo 45

- 43)  Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

- 44)  The furnace heating system was not fully evaluated because the fuel supply was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

- 45)  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.

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## 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 chimneys and flues:** Required repair, replacement and/or evaluation (see comments below)


- 46)  No spark screen or rain cap was installed at one or more chimney flue terminations. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. Recommend that a qualified person install rain caps with spark screens per standard building practices where missing.



Photo 9


- 47)  One or more ash clean-out doors were loose, corroded. Recommend that a qualified person repair or replace as necessary.



Photo 44

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## 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.

**Condition of sinks and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

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48)  One or more sink drains were leaking. A qualified plumber should repair as necessary.



Photo 47

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## 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.

**Condition of toilets:** Required repair, replacement and/or evaluation (see comments below)

**Condition of bathtubs and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Gas supply for laundry equipment present:** No

**240 volt receptacle for laundry equipment present:** Yes

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49)  Flooring at the base of the toilet was soft. Recommend that a qualified contractor evaluate and repair as necessary. For example, by removing the toilet, making repairs to the subfloor if necessary, replacing flooring if necessary, and installing a new wax ring when the toilet is reinstalled.



Photo 48




50)  The toilet was loose where it attached to the floor. Leaks can occur. Flooring, the subfloor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.





Photo 48

51)  The bathroom with a shower or bathtub didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

52)  Caulk was missing around the base of the the bathtub spout, or there was a gap behind it. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is

small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.

53)  Gaps, no caulk, or substandard caulking were found between the bathtub and the floor. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

54)  Tile and/or grout in the bathtub surround was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

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## 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. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood

**Condition of interior doors:** Required repair, replacement and/or evaluation (see comments below)

**Condition of windows and skylights:** Required repair, replacement and/or evaluation (see comments below)

**Type(s) of windows:** Metal, Multi-pane

**Condition of walls and ceilings:** Required repairs, replacement and/or evaluation (see comments below)

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

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55)  Fungal rot was found at one or more exterior door jambs. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 3

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56)  Some interior door hardware (locksets) were missing. Recommend that a qualified person repair or replace as necessary.



Photo 49

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57)  One or more walls, ceilings were damaged, had substandard repairs. Recommend that a qualified person repair as necessary.





Photo 39



Photo 46

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58)  The sash cords/springs in one or more windows were broken or missing. Windows may not stay open without additional support as a result. Recommend that a qualified person repair as necessary.

59)  Lock mechanisms on one or more windows were inoperable. This can pose a security risk. Recommend that a qualified person repair as necessary.

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## Wood Destroying Organism Findings

**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

**Visible evidence of active wood-destroying insects:** No

**Visible evidence of active wood decay fungi:** No

**Visible evidence of past wood-destroying insects:** Yes

**Visible evidence of past wood decay fungi:** No

**Visible evidence of damage by wood-destroying insects:** Yes

**Visible evidence of damage by wood decay fungi:** No

**Visible evidence of conditions conducive to wood-destroying organisms:** Yes

**Location #A:** Utility room behind bathroom

**Location #B:** attic

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60)    Because of apparent structural damage at location(s) #A, recommend that a qualified contractor evaluate and repair as necessary. All wood significantly damaged by wood-destroying insects or fungal rot should be replaced or removed.



Photo 40



Photo 41






Photo 42



Photo 43

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61)    Evidence of active infestation of moisture ants was found at location(s) #B in the form of live insects with . Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.






Photo 57



Photo 58

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62)    Evidence of past infestation of unspecified wood-destroying insects was found at location(s) #A in the form of galleries or holes in