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 risk of injury or death
	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
	Comment	For your information
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

Report number: 20170903
Time started: 10am
Present during inspection: Property owner
Weather conditions during inspection: Dry
Ground condition: Wet
Recent weather: Rain
Type of building: Single family
Buildings inspected: One house
Age of main building: 56 yrs Built 1961
Source for main building age: Property listing
Main entrance faces: North
Occupied: Yes

1) Many areas and items at this property were obscured by furniture and/or stored items. 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.

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.
Condition of fences and gates: Appeared serviceable
Fence and gate material: Chain link
Site profile: Level
Condition of driveway: Appeared serviceable
Driveway material: Asphalt
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Concrete

2) Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Photo 2-1

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: Vinyl, Brick veneer, Metal
Apparent foundation type: Concrete slab on grade

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3) Vegetation 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 3-1

Photo 3-2


Photo 3-3


Photo 3-4

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.
Age of roof surface(s): 12 yrs
Roof inspection method: Viewed from ground with binoculars
Condition of roof surface material: Appeared serviceable
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Near end of service life
Condition of gutters, downspouts and extensions: Appeared serviceable
Gutter and downspout material: Metal
Gutter and downspout installation: Full

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4) One or more rubber or neoprene pipe flashings were split or cracked. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor replace flashings where necessary.

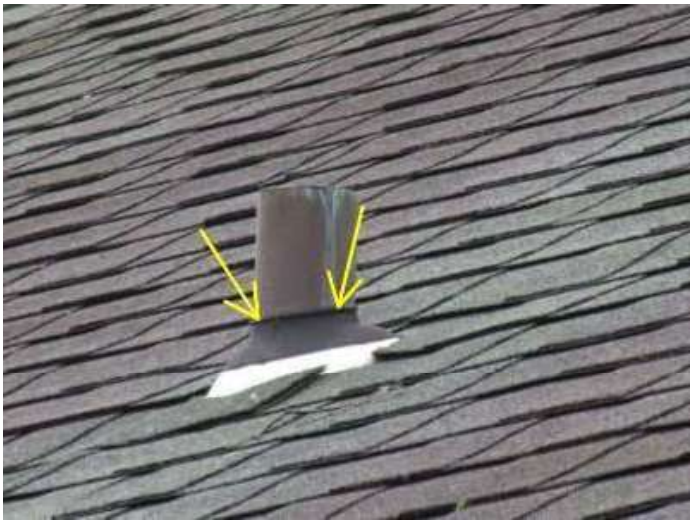

Photo 4-1

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.
Attic inspection method: Partially traversed
Location of attic access point #A: Garage
Location of attic access point #B: Laundry room
Attic access points that were opened and viewed, traversed or partially traversed: A
Condition of roof structure: Appeared serviceable
Roof structure type: Rafters
Ceiling structure: Ceiling joists
Condition of insulation in attic: Appeared serviceable
Roof ventilation type: Gable end vents

5) Attic access point #B was inaccessible because laundry machines were blocking it. These areas were not evaluated and are excluded from this inspection.

Photo 5-1

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.
Type: Attached
Condition of garage: Appeared serviceable
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Number of vehicle doors: 1
Condition of automatic opener(s): Appeared serviceable

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6) Many floor areas were obscured by stored items and couldn't be fully evaluated.

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: 200
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
Main disconnect rating (amps): 200
System ground: Ground rod(s) in soil
Condition of main service panel: Appeared serviceable
Location of main service panel #A: Garage
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

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7) One or more electric receptacles (outlets) at the kitchen and/or bathroom(s) 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:
http://www.cpsc.gov/cpscpub/pubs/099.pdf

Photo 7-1

Photo 7-2

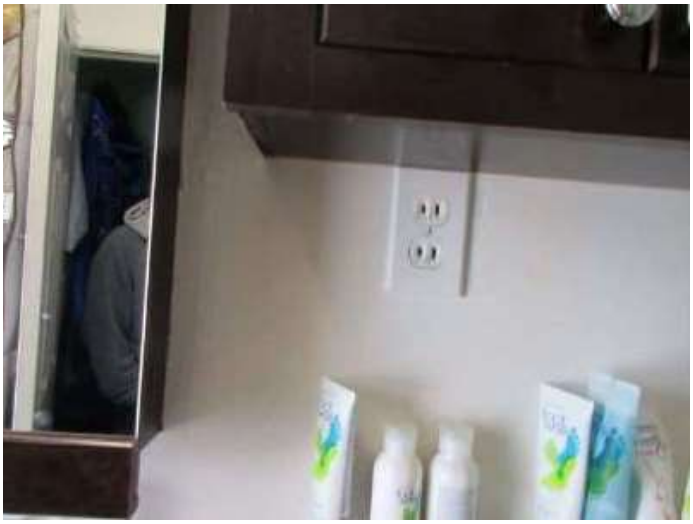

Photo 7-3

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8) One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.

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9) One or more electric receptacles (outlets) had reverse-polarity wiring, 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:
http://www.google.com/search?q=reverse+polarity+receptacle

Photo 9-1

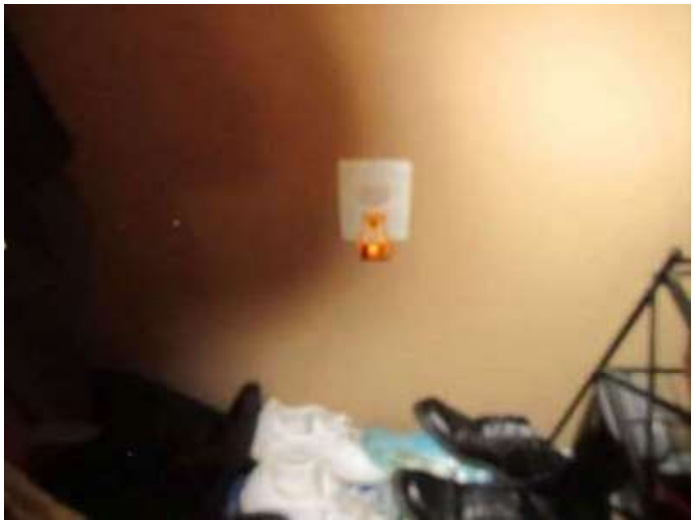
Photo 9-2

10) 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 10-1

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.
Condition of service and main line: Appeared serviceable
Location of main water meter: By sidewalk in front of house
Location of main water shut-off: Under kitchen sink
Water service: Public
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
Location(s) of plumbing clean-outs: Building exterior
Vent pipe condition: Appeared serviceable
Vent pipe material: Copper
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

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: Natural gas
Estimated age: 13 yrs Mfg 2004
Capacity (in gallons): 38
Temperature-pressure relief valve installed: Yes
Manufacturer: A.O. Smith
Location of water heater: Utility room
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable

11) The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near 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.

Photo 11-1

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): Radiant
General heating distribution type(s): Pipes and radiators
Last service date of primary heat source: last year - Service contract with utility company.
Source for last service date of primary heat source: Property owner
Condition of forced air heating/(cooling) system: Appeared serviceable
Location for forced air filter(s): Behind return air grill(s)
Condition of forced air ducts and registers: Appeared serviceable
Condition of hydronic or steam heat system: Appeared serviceable
Hydronic or steam heat fuel type: Natural gas
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of cooling system and/or heat pump: Appeared serviceable
Cooling system and/or heat pump fuel type: Electric
Location: Exterior
Estimated age: 28 yrs mfg 1989
Condition of controls: Appeared serviceable

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12) The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit, while still working, 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 12-1

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13) This home appeared to have a radiant hydronic (hot water) heating system. These systems are typically heated with a boiler or water heater. The distribution piping is mostly hidden and inaccessible. Only a limited evaluation was performed, typically by measuring floor temperatures at the beginning of the inspection and again at the end after the system has been turned on for some time. Even if this system is operable, the inspector does not determine if it is adequate or fully functional. Manufacturers of these systems typically recommend that they be serviced annually, especially if a boiler is used for the heat source. Recommend consulting with the property owner about past maintenance or repairs, and reviewing documentation if possible. If this system has not been serviced within the last year, or if unable to determine when it was last serviced, recommend that a qualified specialist evaluate and perform maintenance or repairs if necessary.

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14) The estimated useful life for most cast iron boilers is 30 years. This boiler, while still working, 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 14-1


Photo 14-2

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, Oven, Dishwasher
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of dishwasher: Appeared serviceable
Condition of range, cooktop: Appeared serviceable
Range, cooktop type: Electric

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15) Substandard repairs were found at the sink drain (e.g. tape, sealant, non-standard components). Recommend that a qualified plumber repair per standard building practices.

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16) Ribbed, flexible drain pipe was used at the sink. This type of drain pipe accumulates debris more easily than smooth wall pipe and is more likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.

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17) The countertops and/or areas below sink(s) were obscured by stored items or dishes and couldn't be fully evaluated.

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: Full bath
Location #B: Full bath, Master bath
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Required repair, replacement and/or evaluation (see comments below)
Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

18) The toilet at location #A 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 18-1

19) Gaps, no caulk, or substandard caulking were found between the bathtub and the walls at location(s) #A and B. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

Photo 19-1

Photo 19-2

20) Tile and/or grout in the bathtub surround at location(s) #A and B 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.

21) Substandard repairs were found at the sink drain at location(s) #A and B (e.g. tape, sealant, non-standard components). Recommend that a qualified plumber repair per standard building practices.

Photo 21-1


Photo 21-2

22) Ribbed, flexible drain pipe was used at the sink at location(s) #A and B. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.

23) The areas below sink(s) at location(s) #A and B were obscured by stored items and couldn't be fully evaluated.

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
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Appeared serviceable
Type(s) of windows: Multi-pane
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall

24) Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:
http://www.google.com/search?q=elastic+crack+cover

25) Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.

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