



InSight Inspections NW, LLC

Inspection Report



**1234 ABCD Street
Seattle, Washington 98111**

Inspection Date January 21, 2018
Inspector Yuriy Nyzhnykevych
lyst4u@yahoo.com
State of Washington license # 1663

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Summary of Concerns and/or Observations

The Summary is not the entire report and it is strongly recommended that the client read the entire Inspection Report. This Summary is provided as a convenience to help the Client navigate to more detailed information found in the body of the Report, which may include additional information of interest or concern to you. It is organized to indicate the significance of the observations performed during the visual and non-destructive inspection. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

This inspection Report is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or attorney. It is strongly recommended that you have appropriately licensed contractors to evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Concerns

Safety Hazard

Landscaping and Hardscaping

- Stair, exterior-to basement(Exterior: Ground View): Handrail is missing

Balconies, Decks and Porches

- Porch, back(Exterior: Ground View): Railing on porch is missing
- Porch, front(Exterior: Ground View): Railing on porch is missing

Electrical

- CO Alarm(Hallway and Stairs): No carbon monoxide alarms were visible
- CO Alarm(Basement, Dining Room, Living Room, Office/Library): Not present
- GFCI(Basement, Laundry Area): Not present.
- GFCI(Bathroom, main level, full): One or more electric receptacles (outlets) had no visible ground fault circuit interrupter (GFCI) protection
- Outlet(Main Bedroom): Reverse polarity at the outlet near the door
- Outlet(Office/Library): Reverse polarity in outlet under the printer table
- Smoke Alarm(Bedroom, NE side): Missing
- Smoke Alarm(Hallway and Stairs): No smoke alarms were visible
- Smoke Alarm(Basement, Living Room): Not present

Plumbing

- Sink(Laundry Area): Cross connection potential noted

Room Components

- Stair, interior(Hallway and Stairs): Handrail is missing

Repair/Replace

Landscaping and Hardscaping

- Patio and walkway(Exterior: Ground View): Organic growth noted

Roof

- Roof Material(Exterior: Roof View): Minor moss build-up noted

Electrical

- Light Fixture(Detached Garage): When opening, the garage door slightly bumps into one of the ceiling light fixtures.

Plumbing

- Gas Supply Piping(Exterior: Ground View): Bottom of the gas meter is in contact with soil
- Hose Bibb(Exterior: Ground View): No anti siphon devices were observed.

Room Components

- **Interior Door(Bathroom, main level, full, Bathroom, upper level, 3/4):** Hardware needs adjustment
- **Window(Exterior: Ground View):** The window glazing putty should be checked and repaired as needed.

Marginal

Building Exterior

- **Downspout(Exterior: Ground View):** Downspouts are not properly extended
- **Exhaust Vent(Exterior: Ground View):** Appears obstructed with debris preventing moisture elimination
- **Exterior Trim(Exterior: Ground View):** Wood frame and trim have paint peeling as a result of water accumulation
- **Exterior Trim(Exterior: Ground View):** Wooden elements have paint peeling off
- **Siding(Exterior: Roof View):** Siding is too close to roofing material. Wood and paint are damaged from water and moisture getting into the siding during rain
- **Siding(Exterior: Ground View):** Vegetation too close and/or touching the siding

Landscaping and Hardscaping

- **Fence(Exterior: Ground View):** The fence on the SW, W, and NE sides of the property shows signs of typical for the PNW aging.
- **Landscape Feature(Exterior: Ground View):** Tree branches are in contact with building
- **Patio and walkway(Exterior: Ground View):** Gap between concrete porch and building

Building Structure

- **Beam(Basement):** New and existing beams are not connected with bolts, only nails. It appears that the amount and placement of nails is not sufficient.
- **Foundation Wall(Crawl Space):** A penetration in the foundation wall for a water pipe not sealed.
- **Foundation Wall(Basement):** Spalling and crumbling concrete noted on interior side of foundation wall

Roof

- **Roof Material(Exterior: Roof View):** Cracked or broken asphalt tabs

Fireplace and Chimney

- **Fireplace(Living Room):** Flue has substantial creosote buildup

Plumbing

- **Gas Supply Piping(Exterior: Ground View):** Gas main shut-off wrench not discovered
- **Water Distribution Piping(Basement, Crawl Space):** Water supply pipes are uninsulated

Appliances

- **Dryer(Laundry Area):** The clothes dryer was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct bent 180 degrees

Room Components

- **Floor(Crawl Space):** Clear plastic is used, with plastic sheets not completely covering the ground.
- **Window(Basement, Bedroom, NE side, Main Bedroom):** In need of adjustment and weatherstripping
- **Window(Exterior: Ground View):** Paint or stain is peeling, weathered or faded
- **Window(Exterior: Ground View):** This old house would benefit from having weatherstrip seals installed at all windows.

Item/Condition to Monitor

Landscaping and Hardscaping

- **Patio and walkway(Exterior: Ground View):** Brick patio/walkway near SE exterior wall slopes towards the house

Building Structure

- **Foundation Wall(Basement):** Exhibits hairline diagonal cracking
- **Slab(Detached Garage):** New slab, contains expansion joints. No deficiencies noted.

Fireplace and Chimney

- **Chimney / Flue(Basement):** Efflorescence noted at the bottom of the brick chimney stack, near the basement floor. Most likely, the moisture in brick is drawn up from the ground under the slab.

Electrical

- **Wiring(Crawl Space):** Live knob and tube wire

Plumbing

- **Shower / Tub(Bathroom, main level, full):** Shower head stem is not secured

Room Components

- **Exterior door(Exterior: Ground View):** The Main Entry Door, (both sides), shows signs of weathering and wear.
 - **Wall(Living Room):** Exterior wall insulation may not exist in this age of a house.
-

Maintenance Items

None

General Disclaimers and Limitations

- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- The following items (typically found in bathrooms, and laundry rooms) are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. 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 watertight, or determine the completeness or operability of any gas piping to laundry appliances.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- This inspection report is the exclusive property of InSight Inspections NW, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed in this report are those of InSight Inspections NW, LLC and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the Standards of Practice of InterNACHI, and those that we do not inspect are clearly noted in the contract and/or in the aforementioned standards. In accordance with the terms of the contract, the service recommendations that we make in this report should be completed before the close of escrow by appropriately qualified professionals, who may well identify additional defects that should be addressed and that may affect your purchase decision.
- The following items are excluded but not limited to: code compliance, geological/soil investigation, engineering design/diagnosis, radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; underground storage tanks, pools, spas, hot tubs, steam baths, saunas, solar heating systems, property boundaries, easements or right of ways, recalls, play/recreational equipment or facilities, wells or springs, condominium or co-op common areas, home/appliance warranties, household appliances, humidifiers, water softener; central vacuum systems, wallpaper, paint, window treatments, security systems, fire sprinkler systems, antennae, lightning arrestors, any landscaping items, watering systems, or any low voltage system including but not limited to lighting, telephone, networking systems, intercoms, entertainment/TV systems, door bells, or Exterior Insulation and Finish Systems (EIFS). Any comments on the above items are for informational purposes only and not covered by this agreement.
- Crawl Space - Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.
- Crawl Space - Inspector shall inspect: the visible structural components; any present conditions or clear indications of active water penetration; report any general indications of foundation movement, such as but not limited to cracks in walls, brick cracks, out-of-square door frames or floor slopes. The inspector is not required to: enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, move stored items or debris, operate sump pumps with inaccessible floats, identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, provide any engineering or architectural service, report on the adequacy of any structural system or component.

General Information

- # Of Stories: 2
- Cooling System: N/A
- Cooling System Fuel: N/A
- Foreclosure Status: N/A
- Foundation Design: Partial Basement/Crawlspace, Slab
- Ground Conditions: Wet
- Heating System: Boiler
- Heating System Fuel: Gas
- House Faces: Southwest
- Location Of Attic Entrance: N/A
- Location Of Crawl Space Entrance: Basement
- Method To Inspect Attic: N/A
- Method To Inspect Crawl Space: Inside crawlspace
- Method To Inspect Roof: On ladder, On roof
- Occupancy: Occupied
- Present During Inspection: Owner
- Recent Rain (3 Days): Yes
- Sewer System: Public
- Square Footage: 3880
- Style Of Home: Craftsman
- Temperature: 48
- Water Source: Public
- Weather Conditions: Cloudy, Light rain
- Year Built: 1912

Definitions of Concerns and/or Observations

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

 Marginal <p>Is operating. Indicates the component will probably require repair or replacement anytime within next several years</p>	 Not Working as Intended <p>Not working as intended at the time of the inspection</p>	 Satisfactory <p>No concerns have been observed. Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear</p>
 Safety Hazard <p>Indicates a conditions that is unsafe and requires prompt attention.</p>	 Not Inspected <p>Was not inspected. The reason is typically indicated.</p>	

Building Exterior

Components and Materials:

Eave

- Fascia Material: Wood
- Soffit Material: Wood

Siding

- Material: Painted cedar shakes

Gutter

- Material: Galvanized, Aluminum
- Type: Eave Mounted

Downspout

- Drainage Location: Below grade, Above grade
- Material: Aluminum, Galvanized

Exhaust Vent

- Wall Vent: Damper, no Screen, Metal

Exterior Trim

- Material: Wood

Area Disclaimers and Limitations:

- The home inspector shall observe: wall cladding, flashings, and trim; entryway doors and a representative number of windows; garage door operators; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: describe wall cladding materials; operate all entryway doors and a representative number of windows; operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; garage door operator remote control transmitters; geological conditions; soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); detached buildings or structures; or presence or condition of buried fuel storage tanks. The home inspector is not required to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- 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.

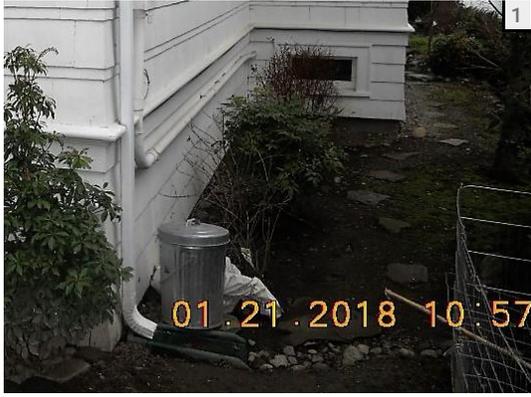
Concerns and Observations:

! Downspout

Marginal

Downspouts are not properly extended

Location	Exterior: Ground View
Impact	This condition may allow roof water runoff to accumulate near the foundation, which could lead to moisture-related damage
Suggested Action	The discharge from the above-ground downspouts should be routed away from the dwelling - about 6 feet. This will ensure that the water removed away from the dwelling's foundation



✓ Eave

Observation - FYI

In satisfactory condition at the time of inspection

Location Exterior: Ground View



! Exhaust Vent

Marginal

Appears obstructed with debris preventing moisture elimination

Location	Exterior: Ground View
Impact	Decrease in removal of moisture and odor
Suggested Action	Recommend cleaning of lint and debris. If the vent is being used, clear the vent passage and install a birdcage style vent cover. If the vent is not in use then eliminate the exhaust passage and block off and seal the opening



! Exterior Trim

Marginal

Wood frame and trim have paint peeling as a result of water accumulation

Location	Exterior: Ground View
Impact	May further damage wood, accumulate water and increase the risk of water penetration into the basement
Suggested Action	Clean all affected surfaces, prime and apply two coats of paint



Marginal

Wooden elements have paint peeling off

Location	Exterior: Ground View
Impact	If not repaired, will lead to further damage



- ✓ Gutter
- ! Siding

Marginal

Siding is too close to roofing material. Wood and paint are damaged from water and moisture getting into the siding during rain

Location Exterior: Roof View
Impact Excess moisture in siding leads to damage of wood fibers and/or rot
Suggested Action Recommend crating a gap about 1-2" (where practical) between the siding and the roofing material and replacing any damaged trim and siding materials.



Marginal

Vegetation too close and/or touching the siding

Location Exterior: Ground View
Impact Vegetation in contact with wall coverings prevents siding from drying out, and serves as a bridge for insects and small creatures.
Suggested Action Cutting vegetation back a foot is the general suggestion, but even 6" to 8" is a great start
Other Information Branches can scrape siding, compromising its strength. As the protective surface is worn away, scraping branches can cause the premature failure of paint, vinyl and aluminum. Trees and bushes can also push into siding, opening cracks where insects and other pests can gain ingress. • Lush greenery may prevent air circulation and evaporation, potentially leading to rot or mold. Bushes may trap moisture near the foundation, leading to damp, moldy basements. • Large dead branches can fall and rip away siding.



Observation - FYI

All exterior painted wood siding and trim should be annually examined with the objective to have them properly sealed, re-caulked and re-painted as needed.

Location Exterior: Ground View



Observation - FYI

The Garage structure looks great but I recommend that you waterproof the siding to extend its useful life.

Location Detached Garage



Landscaping and Hardscaping

Components and Materials:

Retaining Wall

- Material: Stone
- Type: Gravity

Patio and walkway

- Material: Concrete, Brick

Area Disclaimers and Limitations:

- 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; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment.
- The home inspector shall observe decks, balconies, stoops, steps, areaways, porches, applicable railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe fences, geological conditions, soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) or Presence or condition of buried fuel storage tanks.

Concerns and Observations:

- ✓ Drainage and Grading
- ✓ Driveway

Observation - FYI

Driveway and Garage entrance is off the alley, on the NE side of the property.

Location Exterior: Ground View



! Fence

Marginal

The fence on the SW, W, and NE sides of the property shows signs of typical for the PNW aging.

Location	Exterior: Ground View
Impact	Premature discoloration, damage to wood
Suggested Action	I recommend cleaning the fence from stains, and from moss and algae. After the boards are cleaned and dry, protect your fence with a waterproof sealer. Consider a product that contains a fungicide which will help prevent the return of mold and mildew. Using the cedar sealer will also help preserve cedar's natural color. In addition, warps and cracks are less likely in a treated fence.
Other Information	With proper care, a cedar fence can last as long as 30 years.



Observation - FYI

New fence and back gate at the NE side

Location Exterior: Ground View



- ✓ Gate
- ! Landscape Feature

Marginal

Tree branches are in contact with building

Location	Exterior: Ground View
Impact	The tree branches provide an environment where moisture and/or insects could intrude and also may cause damage or excess wear to the siding or roofing material
Suggested Action	Regularly trimm the trees to achieve a clearance of at least 6 - 8 feet



- ✗ Patio and walkway

Repair/Replace

Organic growth noted

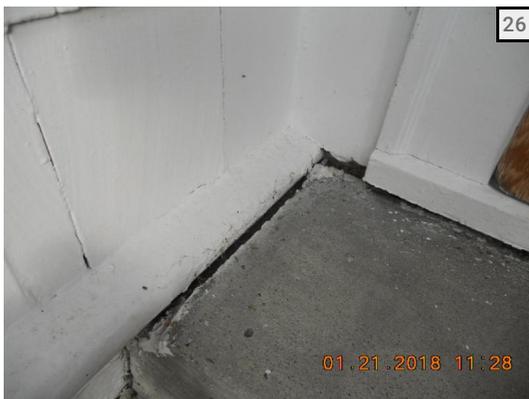
Location	Exterior: Ground View
Impact	Moss and organic growth gradually deteriorate mortar and concrete; they also may be a slipping hazard when wet.
Suggested Action	Recommend cleaning all patio surface with an organic growth inhibitor.



Marginal

Gap between concrete porch and building

Location	Exterior: Ground View
Impact	Gaps provide an environment for moisture intrusion with the possibility of expansion during the winter months. The water that is allowed to run into this opening if not sealed can create hydrostatic pressure against the foundation/basement wall. This pressure can result in added moisture to the wall and create a wet environment in the basement.
Suggested Action	This and any concrete slab to foundation gap should be filled with a good quality urethane sealant. The gaps that are wider than 1/8" inch may need a foam backer rod stuffed down into them to keep the urethane from running down and under the slab. This backer rod, (where needed) is shoved down into the crack as far down as the crack is wide.
Other Information	A gap that develops between the slab and the foundation wall is a common occurrence.



Item/Condition to Monitor

Brick patio/walkway near SE exterior wall slopes towards the house

Location	Exterior: Ground View
Impact	Accumulation of water and retention of moisture near the foundation increases the risk of moisture intrusion
Suggested Action	Monitor the area for moisture buildup. Should it repeatedly occur, and cause moisture buildup in the basement, re-grading the area may be necessary to achieve a slope away from the home



✓ Retaining Wall

Observation - FYI

No concerns noted

Location Exterior: Ground View



✗ Stair, exterior-to basement

Safety Hazard

Handrail is missing

Location Exterior: Ground View

Impact Absence of a safe grasping element increases risk of fall injuries while traveling up or down the stairs

Suggested Action Install a handrail



Balconies, Decks and Porches

Components and Materials:

Porch, front

- Material: Concrete
- Type: Porch

Porch, back

- Material: Wood
- Type: Porch

Concerns and Observations:

⊖ Porch, back

Safety Hazard

Railing on porch is missing

Location	Exterior: Ground View
Impact	A missing railing could cause a person to fall
Suggested Action	Install a handrail around porch
Other Information	If porch floor is 30 inches or higher from the ground, a porch railing is required.



⊖ Porch, front

Safety Hazard

Railing on porch is missing

Location	Exterior: Ground View
Impact	A missing railing could cause a person to fall
Suggested Action	Install a handrail around porch
Other Information	If porch floor is 30 inches or higher from the ground, a porch railing is required.



Building Structure

Components and Materials:

Roof Structure

- Framing Type: Not visible
- Roof Pitch: Medium
- Roof Style: Gable

Joist

- Material: Wood
- Size: 2X8
- Type: Solid board

Beam

- Material: Wood

Foundation Wall

- Material: Poured Concrete, Wood framing

Column / Pier

- Material: Wood

Area Disclaimers and Limitations:

- The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings, and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe underfloor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. -The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.
- Foundation Wall - Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. We look for cracks and bulges during the inspection. The most common problem concerning foundations is water leakage. 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
- Foundation Wall - Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior and crawl space. Items excluded from this inspection include below-grade foundation walls and footings; foundations. 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.

Concerns and Observations:

- ! Beam

Marginal

New and existing beams are not connected with bolts, only nails. It appears that the amount and placement of nails is not sufficient.

Location Basement
Suggested Action Have reviewed and repaired as needed by a qualified carpenter



Observation - FYI

No deficiencies noted

Location Crawl Space



- ✓ Column / Pier
- ! Foundation Wall

Marginal

A penetration in the foundation wall for a water pipe not sealed.

Location Crawl Space
Impact Risk of water intrusion into the crawl space.
Suggested Action The penetration should be sealed with hydraulic cement available at most hardware stores.



Marginal

Spalling and crumbling concrete noted on interior side of foundation wall

Location	Basement
Impact	It is usually due to excessive moisture accumulated near or at the concrete surface. If left unrepaired, spalls can accelerate surface deterioration.
Suggested Action	Have repaired by a concrete contractor; **installing gutters and diverting water away from the house will help resolve this problem
Other Information	Spalling appears as circular or oval depressions on surfaces or as elongated cavities along joints



Item/Condition to Monitor

Exhibits hairline diagonal cracking

Location	Basement
Impact	The cracking may worsen allowing moisture intrusion
Suggested Action	Monitor for further cracking. If the cracks widen have repaired by a licensed waterproofing contractor



✓ Joist

Observation - FYI

No deficiencies noted

Location Basement, Crawl Space



- ✗ Rafter
- ✓ Rafter Tail
- ✗ Roof Sheathing
- ✗ Roof Structure
- ✓ Slab

Item/Condition to Monitor

New slab, contains expansion joints. No deficiencies noted.

Location	Detached Garage
Impact	Expansions joint material will deteriorate over time and create a void which could become a location for insects to enter the home
Suggested Action	Monitor the expansion joint annually to ensure it is properly sealed. When caulking is necessary, use a weather-resistant expandable joint caulk



Roof

Components and Materials:

Roof Material

- Approximate Age: 5 - 7 years
- Roof Material: Asphalt (3-tab)

Skylights

- Skylight type: Fixed
- Skylight well: Satisfactory

Roof Material

- Approximate Age: 0 - 5 years
- Roof Material: Asphalt (Architectural)

Roof Flashing

- Roof Flashing Material: Coated steel

Area Disclaimers and Limitations:

- The house does not have an attic, hence interior roof components (including but not limited to the roof structure, roof decking, etc.) were not observed.
- The home inspector shall observe roof covering, roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials and report the methods used to observe the roofing. The home inspector is not required to walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.
- 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, solar roofing components. 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. Only active roof leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Any comments made regarding these items are made as a courtesy only. 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.
- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Concerns and Observations:

✔ Roof Flashing

Observation - FYI

No deficiencies noted

Location Exterior: Roof View



✘ Roof Material

Repair/Replace

Minor moss build-up noted

Location	Exterior: Roof View
Impact	If not removed, the moss will grow under the shingles damaging the underlying sheathing
Suggested Action	Recommend gentle cleaning to remove moss/organic growth now and as needed.
Other Information	Moss grows in a shady or wet environment with specific PH levels. To remove the existing moss, use a roof cleaner targeted at moss growth to adjust the PH level below that which moss flourishes (e.g. Spray and Forget)



Marginal

Cracked or broken asphalt tabs

Location Exterior: Roof View
Impact Any breach in the roof material will expose the underlying wood to the elements and may cause roof leaking
Suggested Action Have the damaged tabs replaced by a qualified roofing professional



Observation - FYI

No deficiencies noted

Location Detached Garage



✓ Skylights

Observation - FYI

No deficiencies noted

Location Detached Garage



Fireplace and Chimney

Components and Materials:

Fireplace

- Energy Source: Wood
- Firebox Material: Brick
- Location: Living Room

Chimney / Flue

- Chimney Chase Material: Brick
- Chimney Flashing: Galvanized steel
- Chimney Flashing Condition: Satisfactory
- Flue Material: Clay Tiles
- Location Inspected Chimney: Roof
- Viewed From: From Roof

Concerns and Observations:

- ✓ Chimney / Flue

Item/Condition to Monitor

Efflorescence noted at the bottom of the brick chimney stack, near the basement floor. Most likely, the moisture in brick is drawn up from the ground under the slab.

Location Basement

Impact Efflorescence is the dissolved salts deposited on the surface of a porous material (such as concrete or brick) that are visible after the evaporation of the water in which it was transported. The moisture that creates efflorescence often comes from water in the structure. Efflorescence alone does not pose a major problem, but it can be an indication of moisture intrusion, which may compromise the structural material.

Suggested Action To clean: A strong brush can be used to simply scrub the efflorescence off; An acid, such as diluted muriatic acid, can be used to dissolve efflorescence. Water should be applied first so that the acid does not discolor the brick. Following application, baking soda can be used to neutralize the acid and prevent any additional damage to the masonry. Muriatic acid is toxic, and contact with skin or eyes should be avoided.



Observation - FYI

No deficiencies noted

Location Exterior: Ground View, Exterior: Roof View

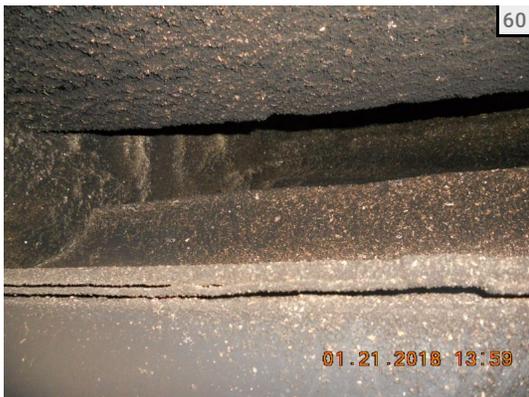


! Fireplace

Marginal

Flue has substantial creosote buildup

Location Living Room
Impact With too much creosote, the chimney could ignite
Suggested Action Have cleaned by a chimney sweep



Observation - FYI

A limited fuelwood fireplace & chimney inspection was performed. Signs of normal usage/damage were noted in the fire chamber. We recommend: 1) complete chimney sweep 2) full fireplace cleaning and an NFPA Level 2 inspection by a qualified fireplace contractor

Location Living Room

[Click here for more information...](#)



Observation - FYI

The damper opened and closed with normal hand operation

Location Living Room

Electrical

Components and Materials:

Sub-Panel

- Circuit Breaker Size: 60
- Location: Detached Garage
- Panel Rating: 60 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper
- Wiring Type - Main: Copper

Wiring

- Wiring Method: Not visible

Electrical Mast

- Wires in service drop: Three wires - 240-volt service, single phase

Electrical service

- Amperage, Main Panel: 200 amps
- Amperage, Meter Base: 200 amps
- Location: Exterior: Ground View
- Location Of Main Disconnect: Main panel, in the basement
- Service Entrance (SE) Conductor Material/Size/Amparage: Aluminum, 4/0; 200 amps
- Service Entry Location: North side
- Service Entry Style: Overhead, under the eave

Main Electric Panel

- Circuit Breaker Size: 200
- Location: Basement
- Panel Rating: 200 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Aluminum, knob & tube, Copper
- Wiring Type - Main: Aluminum

Sub / Distribution Panel

- Circuit Breaker Size: 60
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper

Electric Meter

- Amparage: 200 amps

Area Disclaimers and Limitations:

- The home inspector shall observe service entrance conductors, service equipment, grounding equipment, main over current device, and main and distribution panels, amperage and voltage ratings of the service, branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures, the operation of ground fault circuit interrupters and smoke detectors. The home inspector shall describe service amperage and voltage, service entry conductor materials, service type as being overhead or underground and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels or observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system or Builtin vacuum equipment.

Concerns and Observations:

CO Alarm

Safety Hazard

No carbon monoxide alarms were visible

Location	Hallway and Stairs
Impact	This is a potential safety hazard
Suggested Action	This state requires 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 and on each level and in accordance with the manufacturer's recommendations

[Click here for more information...](#)

Safety Hazard

Not present

Location Basement, Dining Room, Living Room, Office/Library

- ✓ Ceiling Fan
- ✓ Door Bell
- ✓ Electric Meter
- ✓ Electrical Mast
- ✓ Electrical service

Observation - FYI

Electric meter

Location Exterior: Ground View



Observation - FYI

Overhead electrical service

Location Exterior: Ground View



⊖ GFCI

Safety Hazard

Not present.

Location	Basement, Laundry Area
Impact	Without a GFCI, there is no mechanism to prevent an electrical short
Suggested Action	Upgrade all receptacle to GFCI protection within 6 feet of all potential wet locations

Safety Hazard

One or more electric receptacles (outlets) had no visible ground fault circuit interrupter (GFCI) protection

Location	Bathroom, main level, full
Impact	If not GFCI-protected, receptacles in wet areas pose a shock hazard
Suggested Action	Recommend installing GFCI protection per standard building practices
Other Information	General guidelines for GFCI-protected receptacles include the following location: 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)

[Click here for more information...](#)

Observation - FYI

Ground fault circuit interrupters are installed and are in working condition. GFCI's provide electrical shock protection in water use areas of the house. These safety devices are required in; kitchens, bathrooms, at laundry sinks, exterior areas in contact with the ground, crawl space and garages. Older homes should consider updating the electrical system with these devices. GFCI outlets should be periodically "tripped" to verify they are operating

Location Kitchen

✓ Junction Box

Observation - FYI

No deficiencies noted. Recommend securing suspended j-box to the floor joist above.

Location Crawl Space



✘ Light Fixture

Repair/Replace

When opening, the garage door slightly bumps into one of the ceiling light fixtures.

Location	Detached Garage
Impact	Damage to the light fixture and/or garage door
Suggested Action	Decrease the distance between the light fixture and ceiling



Observation - FYI

No deficiencies noted

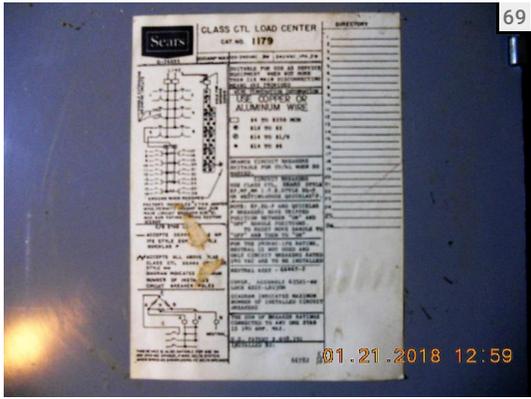
Location Basement, Hallway and Stairs, Laundry Area

✔ Main Electric Panel

Observation - FYI

Load table

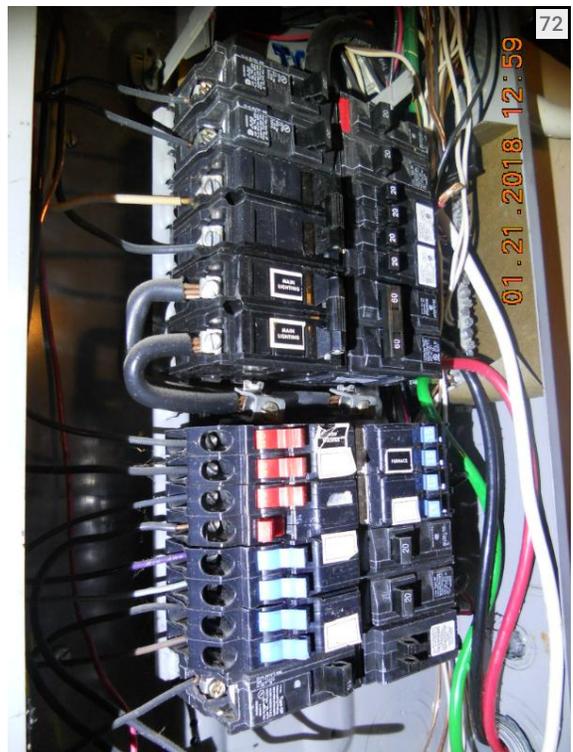
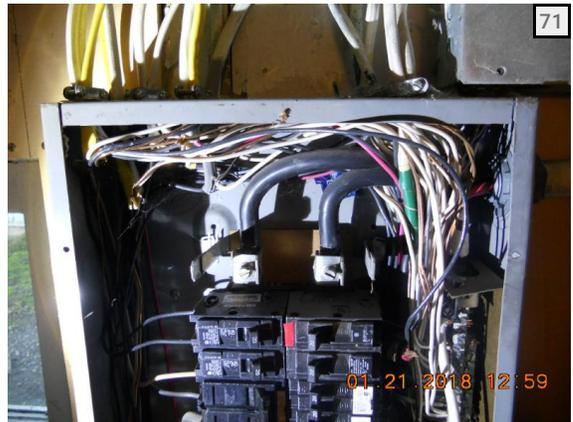
Location Basement

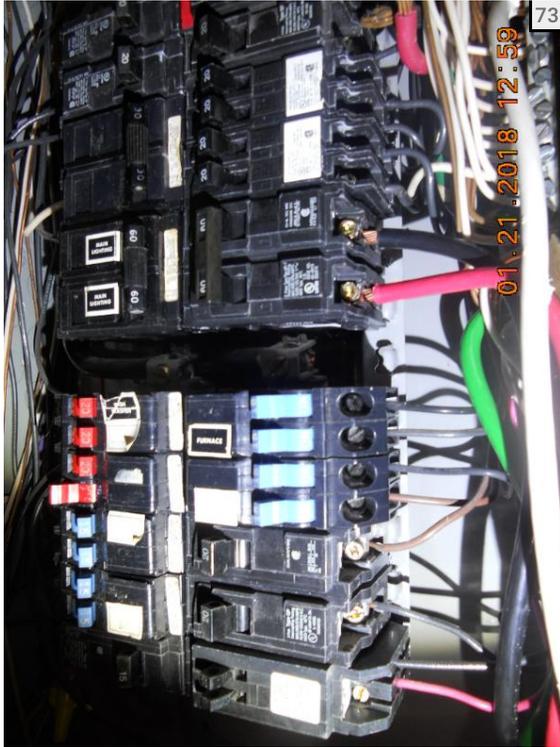


Observation - FYI

No deficiencies noted

Location Basement





Outlet

Safety Hazard

Reverse polarity at the outlet near the door

Location	Main Bedroom
Impact	Reversed polarity at outlets is a shock hazard, but it's usually an easy repair.
Suggested Action	Have this repaired by a licensed electrician



Safety Hazard

Reverse polarity in outlet under the printer table

Location	Office/Library
Impact	Reversed polarity at outlets is a shock hazard, but it's usually an easy repair
Suggested Action	Have this repaired by a licensed electrician

[Click here for more information...](#)



Smoke Alarm

Safety Hazard

Missing

Location	Bedroom, NE side
Impact	Without one, smoke that may be an indicator of a fire can not be detected
Suggested Action	Install a smoke detector
Other Information	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

Safety Hazard

No smoke alarms were visible

Location	Hallway and Stairs
Impact	This is a potential safety hazard
Suggested Action	Per standard building practices, smoke alarms should be installed in hallways leading to bedrooms, in each bedroom, on each floor, and in attached garages

[Click here for more information...](#)

Safety Hazard

Not present

Location	Basement, Living Room
Suggested Action	Install missing CO and smoke detectors, but not closer than 5 feet from any gas burning appliance.

Observation - FYI

Installed

Location	Bedroom, upper level, Main Bedroom
----------	------------------------------------



78

- ✔ Sub / Distribution Panel
- ✔ Sub-Panel

Observation - FYI

No deficiencies noted

Location Detached Garage



79



80



81



82

- ✔ Switch
- ✔ Wiring

Old

Live knob and tube wire

Location Crawl Space



Plumbing

Components and Materials:

Gas Supply Piping

- Gas Meter Location: at NW corner
- Piping Material: Black iron

Plumbing Vent

- Stack Flashing: Metal
- Stack Vent: Metal

Toilet

- Operable: true

Shower / Tub

- Material: Acrylic
- Shower/Tub surround: Stone
- Type: Corner

Water Supply Line

- Backflow prevention device installed: false
- Location: Basement, Exterior: Ground View, Laundry Area
- Location of Shutoff Valve on Main Water Supply line: basement, NW corner
- Water Meter Location: public sidewalk, NE side

Water Distribution Piping

- Piping Material: Copper, rigid

Oil Storage Tank

- Location: Basement
- Oil storage tank: Underground

Water Heater

- Capacity: 60
- Energy Source: Natural gas
- Expansion tank present: true
- Location: Basement
- Manufacturer Name: ACY
- Model Number: SMART 60
- Serial Number: CC410
- Type: Recovery
- [Manual](#)

Sanitary Waste/Drain

- Piping Material: PVC (poly vinyl chloride)

Sink

- Number Of Bowls: Single Bowl
- Type (Bathroom): Pedestal

Area Disclaimers and Limitations:

- 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. 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 Heater - Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. Predicting the life expectancy is based on the building industry averages of a specific component but there are many variables that can affect the life expectancy in both a positive and negative way. The industry averages are only a guide and not a specific determination of the components lifespan.
- 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. 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.

Concerns and Observations:

- ✓ Cleanout
- ✓ Floor drain
- ✓ Foundation drainage system

Observation - FYI

No deficiencies noted

Location Exterior: Ground View



✗ Gas Supply Piping

Repair/Replace

Bottom of the gas meter is in contact with soil

Location	Exterior: Ground View
Impact	If not corrected, the moisture in the soil may cause damage to the metal components of the gas meter
Suggested Action	Remove soil to create min 2" space between soil and gas meter



Marginal

Gas main shut-off wrench not discovered

Location	Exterior: Ground View
Impact	Gas leak and possible gas explosion
Suggested Action	Recommend adding one for overall natural gas safety, in the event of a large earthquake

✘ Hose Bibb

Repair/Replace

No anti siphon devices were observed.

Location	Exterior: Ground View
Impact	These backflow prevention devices are vacuum breakers that prevent contaminated water from entering the potable water system.



- ✔ Oil Storage Tank
- ✔ Plumbing Vent

Observation - FYI

No deficiencies noted

Location	Exterior: Roof View
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- ✔ Pressure Tank
- ✔ Sanitary Waste/Drain

Observation - FYI

No deficiencies noted

Location Crawl Space



- ✔ Shower / Tub

Item/Condition to Monitor

Shower head stem is not secured

Location Bathroom, main level, full
Impact The loose shower stem may allow water penetration behind the wall
Suggested Action Either install a shower stem collar with a set screw. If this does not hold, consider consulting a plumber for repair



Observation - FYI

No deficiencies noted

Location Bathroom, main level, full



Sink

Safety Hazard

Cross connection potential noted

Location Laundry Area
Impact Contaminated water may be siphoned back into the potable water supply under negative supply pressure conditions
Suggested Action Make sure there is an air gap of 1-1.5 inches between the faucet opening and the high water level

Observation - FYI

No deficiencies noted

Location Bathroom, main level, full



- ✔ Toilet
- ! Water Distribution Piping

Marginal

Water supply pipes are uninsulated

Location Basement, Crawl Space
Impact Significant thermal loss
Suggested Action Insulate the pipes





✓ Water Heater

Observation - FYI

No deficiencies noted

Location Basement



Observation - FYI

Proper seismic restraints for water heater tank were noted. These restraints were properly spaced and properly strapped to the wall

Location Basement

[Click here for more information...](#)



✓ **Water Supply Line**

Observation - FYI

In the basement, north-west corner

Location Exterior: Ground View



Observation - FYI

Public sidewalk, north-west side

Location Exterior: Ground View



HVAC

Components and Materials:

HVAC Venting

- Material: Metal
- Type: Connected to chimney

Boiler

- Circulator: Pump
- Circulator Zones: Single
- Distribution: Radiator
- Energy Source: Gas
- Location: Basement
- Manufacturer Name: Buderus-BBT Thermotechnik GMBH
- Model Number: Logano G124X-18/3 11
- Serial Number: 63037099-00-6331-0330
- Temperature Gauge: True
- [Manual](#)

Thermostat

- Location: Hallway and Stairs

Radiant Heating System

- Type: Hot Water

Baseboard / Radiator

- Type: Vertical

Area Disclaimers and Limitations:

- 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). 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.

Concerns and Observations:

- ✓ Baseboard / Radiator
- ✓ Boiler

Observation - FYI

Manufacturer data plate

Location Basement



Observation - FYI

No deficiencies noted

Location Basement



- ✓ Boiler Pipes
- ✓ HVAC Venting
- ✓ Radiant Heating System
- ✓ Thermostat

Insulation and Ventilation

Components and Materials:

- Roof Ventilation
- Type: Roof

Area Disclaimers and Limitations:

- The home inspector shall observe: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: move insulation where readily visible evidence indicates the need to do so; and move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.
- Insulation in Walls/Ceiling - The insulation behind finished walls could not be inspected.

Concerns and Observations:

- ✓ Basement Ventilation

Observation - FYI

Passive ventilation in the basement is provided through gaps between windows and window frames. This also contributes to heat loss during cold periods of the year.

Location Exterior: Ground View



✓ Insulation in Walls/Ceiling

Observation - FYI

Not present

Location Detached Garage



✓ Kitchen / Bath Exhaust

✓ Roof Ventilation

Observation - FYI

Satisfactory at the time od inspection

Location Exterior: Roof View



Appliances

Components and Materials:

Washer

- Energy Source: Electric

Dryer

- Energy Source: Electric
- Venting Location: Wall

Cook Top

- Energy Source: Gas

Oven/Range

- Energy Source: Electric

Garbage Disposal

- Manufacturer Name: Badger

Area Disclaimers and Limitations:

- Limitations: The following items are not included in this inspection: 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. 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 is not required to determine 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.
- The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe clocks, timers, selfcleaning oven function, thermostats for calibration or automatic operation, or non builtin appliances or refrigeration units. The home inspector is not required to operate appliances in use or any appliance that is shut down or otherwise inoperable.

Concerns and Observations:

- ✔ Cook Top
- ✔ Dishwasher
- ! Dryer

Marginal

The clothes dryer was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct bent 180 degrees

Location Laundry Area

Impact

The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating

Suggested Action

Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary

[Click here for more information...](#)



Observation - FYI

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building in accordance with the manufacturer's installation instructions and should be equipped with a back-draft damper. Exhaust ducts (from the Laundry Room wall to the point of termination at the exterior) should be constructed of rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Screens should not be installed at the duct termination. Exhaust ducts should not be connected with sheet-metal screws or any means which extend into the duct. (Screens and screws can trap lint.) Transition ducts from the Dryer to the wall duct system must be UL-2158A listed and approved for the installation. Plastic ducts should never be used. Flexible corrugated metal pipe (fully stretched and cut to shortest length possible) or smooth wall metal pipe is considered the best choice. No type of Flexible foil pipe is allowed by most manufacturers even if the transition duct has a UL-2158A Standard listing. Every dryer should have a screen filter to help keep dryer lint from entering the vent pipe itself. This filter must be maintained clean at all times and clogging this screen will result in increased drying time as well be a fire hazard.

Location Laundry Area

[Click here for more information...](#)

- ✓ Garbage Disposal
- ✓ Microwave Oven
- ✓ Oven/Range
- ✓ Washer

Room Components

Components and Materials:

Interior Door

- Materials: Solid Core
- Style: Swing

Stair, interior

- Rail Material: Wood
- Stair Covering: Wood

Floor

- Floor Cover: Clear plastic, Hardwood
- Sub Floor Material: Dirt

Exterior door

- Materials: Wood, Glass

Overhead Door

- # of Doors: 1
- Material: Wood, Glass
- Type: Automatic/remote opening

Countertop

- Material: Wood

Wall

- Material: Drywall, Wood

Ceiling

- Material: Drywall

Window

- Tempered glass logo: Not present
- Window Frame Type: Wood
- Window Glass Type: Single pane
- Window Type: Casement

Area Disclaimers and Limitations:

- The home inspector shall observe: walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.
- 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. 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. 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.

Concerns and Observations:

- ✔ Cabinet
- ✔ Ceiling
- ✔ Countertop
- ✔ Crawl Space Entrance
- ✔ Exterior door

Old

The Main Entry Door, (both sides), shows signs of weathering and wear.

Location	Exterior: Ground View
Impact	Cosmetic, appearance
Suggested Action	It would benefit from a good cleaning with mild detergent, and sealing with a good quality waterproofing coating/sealer.



! Floor

Marginal

Clear plastic is used, with plastic sheets not completely covering the ground.

Location	Crawl Space
Impact	Moisture build up
Suggested Action	Replace clear plastic with black 6 mil vapor barrier cover, seal all seams.



Observation - FYI

No deficiencies noted at the time of inspection

Location Hallway and Stairs

- ✓ Garage door opener
- ✗ Interior Door

Repair/Replace

Hardware needs adjustment

Location	Bathroom, main level, full, Bathroom, upper level, 3/4
Suggested Action	Repair/replace hardware



- ✓ Interior Trim
- ✓ Overhead Door
- ✗ Stair, interior

Safety Hazard

Handrail is missing

Location	Hallway and Stairs
Impact	A missing handrail could hinder the stair user an opportunity to stop or reduce the extent of a fall
Suggested Action	Install a handrail



- ✓ Vanity
- ✓ Wall

Old

Exterior wall insulation may not exist in this age of a house.

Location	Living Room
Impact	Insulation is recommended to prevent heat loss. Generally, wall insulation was installed in houses built in the 1960's and later.
Suggested Action	Further investigation is advised. Typical recommendations for exterior wall insulation is R-13 to R-23. If necessary, blown-in insulation can be installed to improve the energy efficiency of the house.
Other Information	Fiberglass batts for standard 2x4 walls are now available in low, medium, and high-density products that range from R-11 to R-15. Sprayed foam insulation in the same wall cavity can range from an R-14 to an R-28 depending on the product that is used

Observation - FYI

In satisfactory condition at the time of inspection

Location Detached Garage



✘ Window

Repair/Replace

The window glazing putty should be checked and repaired as needed.

Location Exterior: Ground View



Marginal

In need of adjustment and weatherstripping

Location Basement, Bedroom, NE side, Main Bedroom
Impact Thermal loss, easy access for insects
Suggested Action Install weatherstrip



Marginal

Paint or stain is peeling, weathered or faded

Location Exterior: Ground View
Impact This makes the frame at risk of premature aging due to exposure to the elements
Suggested Action Reseal or restain the window frames



Marginal

This old house would benefit from having weatherstrip seals installed at all windows.

Location Exterior: Ground View
Impact Heat loss

