

Building Inspection Report

16355 Juanita Drive NE, Kenmore, WA

Inspection Date:

5/6/2008

Prepared For:

John Doe

Prepared By:

A-Pro Home Inspection Services

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WSDA Inspection Report Number:

8111AQ045

Inspector:

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, ***the improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense. This also may denote a Wood Destroying Organisms (WDO) condition relating to subterranean termites, dampwood termites, carpenter ants, moisture ants, wood boring beetles of the family Anobiidae, and wood decay fungus (rot) typically needing further investigation and/or treatment by a licensed pest control applicator.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function. This may also denote a Conducive Condition such as, but not limited to, inadequate clearances, earth to wood contact, conducive debris in the crawl space, inadequate ventilation, excessive moisture, vegetation in contact with structure, bare ground in the crawl space, existing of seasonal standing water in the crawl space, and/or restricted or non-functioning gutter system.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

Note: Nothing contained herein shall prevent the inspection firm from assessing additional charges for each additional inspection. A fee of **\$150.00 (One hundred fifty dollars and zero cents)** will be charged for each re-inspection.

SUMMARY OF FINDINGS

	YES / NO
INFESTATION (Visible evidence of the presence of wood destroying insects with recommendations)	☑ <input type="checkbox"/>
INFECTION (Visible evidence of the presence of wood decay fungi with recommendations)	☑ <input type="checkbox"/>
DAMAGE (Visible evidence of the presence of wood destroying insects with recommendations)	☑ <input type="checkbox"/>
CONDUCTIVE CONDITIONS (Visible evidence of conditions conducive to wood destroying organisms with recommendations)	☑ <input type="checkbox"/>
VISIBLE EVIDENCE OF INACTIVE; Carpenter Ants, Subterranean Termites, Anobiid Beetles, Moisture Ants, Dampwood Termites, Other Wood Boring Beetles, or past Water Events, remain(s). Neither the inspector nor the inspection firm shall be liable for any corrective actions required by future inspections as a consequence of this evidence. See the FINDINGS and DIAGRAM page(s) of This report, Previous report(s) bearing the same ICN, for details	☑ <input type="checkbox"/>

- For the purpose of this report, it is assumed that the house faces west.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

1. **Major Concern:** Preventative measures to reduce the potential for vermin activity are recommended in the crawl space. All animal waste and live rat's needs to be removed prior to inspection. After the clean-up is complete, call the inspecting firm at (phone# 425-770-2776) to schedule an appointment for an interim inspection (\$150) to determine if additional repairs are necessary. The crawl area was not inspected due to the active rat infestation.
2. **Major Concern:** More extensive wall damaged from rot and insect activity was observed on the west wall of the garage on both sides of the overhead garage door. All damaged wood should be removed and the area should be treated as necessary for all wood destroying organism and new pressure treated wood should be installed. Ideally, the exterior wall would be framed on top of a concrete stem wall, not directly on the garage slab. Further review by a qualified contractor is recommended.
3. **Major Concern:** Evidence of Moisture Ant activity and/or damage was present in the home. (See Sketch) In most cases, removal and/or replacement of infested wood combined with the elimination of the excessive moisture condition are sufficient for the control of Moisture Ants. It is deemed necessary by this inspector that the infested area also be treated for the control of Moisture Ants with an EPA approved material. Treatment is to be performed by a Washington State licensed applicator. Treatment shall conform to current industry standards. Applicator shall provide a written one-year warranty against re-infestation. It is recommended that a structural engineer or contractor specializing in these types of repairs be consulted to further evaluate the condition of the structure to determine what wood has been compromised and the remedies available for correction.
4. **Major Concern:** Evidence of Dampwood Termite activity and/or damage was present in the home. (See Sketch) Since Dampwood Termites will not re-infest dry wood, removal or replacement of infested wood and elimination of excessive moisture will be sufficient for control. It is recommended that a structural engineer or contractor specializing in these types of repairs be consulted to further evaluate the condition of the structure to determine what wood has been compromised and the remedies available for correction.
5. **Major Concern, Repair:** The grading at the south and east side of the home should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
6. **Major Concern, Repair:** The deck/porch cover at the west side of the home is deteriorated. It should be repaired or replaced as necessary. The roof covering is missing in several locations.
7. **Major Concern, Repair:** The retaining wall at the north side of the home is a low quality construction and is currently leaning. It is difficult to determine how long this arrangement will remain serviceable. The life expectancy of this wall will, no doubt, be short lived.
8. **Major Concern, Repair:** The fencing in many locations is in poor condition. Replacement will be necessary.
9. **Major Concern:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace. The furnace would not turn off at the thermostat. The units' power had to be turned off.
10. **Major Concern:** The current water heater needs to be replaced with a new unit. During the inspection a discoloration and debris were noted in the hot water side of all of the faucets and the tank was actively leaking. In addition, the water heater was not maintaining temperature. The replacement tank needs to be of like or greater quality and all work shall conform to local building codes.

SAFETY ISSUES

1. **Repair, Safety Issue:** The walls and ceilings of the attached garages should be well sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house. Openings should be sealed for your protection.
2. **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided for the front door porch at the west side of the home.
3. **Repair, Safety Issue:** A railing should be provided for both sets of steps at the west side of the home.
4. **Repair, Safety Issue:** The walkway at the west side of the home presents a trip hazard. There is a large crack in the sidewalk. This condition should be altered for improved safety.
5. **Safety Issue:** Though it may have not been code when this home was built, the installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and all kitchen outlets. Any future whirlpool or

swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

6. **Repair, Safety Issue:** The smoke detector(s) did not respond to testing.
7. **Safety Issue:** Though it may not have been required by code when the house was built, the installation of smoke detectors inside each sleeping areas and in the hallway is recommended.
8. **Repair, Safety Issue:** *The wood stove is an old unit that may be unsafe to operate.* It is recommended that a specialist, or the fire department, be consulted for a further evaluation of this condition and the remedies available.

REPAIR ITEMS

1. **Repair:** Cellulose debris such as wood scraps, paper, insulation, cardboard, and other trash was present in the sub-area crawl space. Remove and discard all trash and cellulose debris from the crawl space. Cellulose debris shall be considered any wood or wood by-product material that can be raked or larger. If cellulose debris exists under the vapor barrier, remove the debris and reinstall the black vapor barrier to lie flat upon the soil for complete coverage without extending up on piers or footings.
2. **Repair:** All potential vermin entry points to the crawl space in various locations should be sealed to reduce risk of pest activity or damage.
3. **Repair:** There is evidence of rat and other vermin activity in the crawl space in various locations. A pest control specialist should be consulted for treatment and control advice.
4. **Repair:** The sills of the structure are not properly anchored where visible in various locations. Proper connectors to fasten the sills to the foundation should be installed to protect the building from movement and damage.
5. **Repair:** The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon.
6. **Repair:** The roofing shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. It is recommended that all moss and tree debris be removed from the entire roof with a chemical treatment or compressed air by a roofing professional. Pressure washing this type of roof will cause pre-mature damage to the shingle.
7. **Repair:** The flashings in many locations are rusting. They should be painted to extend its life.
8. **Repair:** Nail heads are exposed at the flashing on the roofing in many locations. They should be sealed with a roofing caulk. This would include all exposed nail heads at the roof penetrations; roof vents, roof shingles, plumbing flashings, roof-to-wall flashings and skylight flashing.
9. **Repair:** The furnace chimney needs to have a chimney crown repaired to prevent water from penetrating the top of the masonry chimney. The chimney crown should not be confused with the rain caps, which sometimes covers the top of the chimney flues to prevent rain from running down the flues. A chimney crown is usually constructed of concrete, stone or metal. A good quality crown normally overhangs the sides of the chimney at least one inch to provide some protection for the chimney from water, which is dripping off the cap.
10. **Repair:** The metal chimney at the north slope should be cleaned to help assure safe and functional operation.
11. **Repair:** The metal chimney should be braced in order to ensure its stability in heavy winds. The existing guide wires do not appear to be adequate.
12. **Repair:** The gutters in many locations require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. After the cleaning the gutters and downspouts the system should be tested to prove their effectiveness. If blockage occurs in the downspouts or the underground drain, the obstruction needs to be removed and the system needs to be retested.
13. **Repair:** Minor leaks in the gutters in many locations should be repaired.
14. **Repair:** The downspout(s) in many locations should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. The downspout on the north lower roof is missing completely.
15. **Repair:** The gutters are missing from the area over the front door.
16. **Repair:** The lower north roof over the sidewalk needs to be replaced immediately.
17. **Repair:** The loose or damaged siding in many locations should be re-secured or repaired to avoid moisture intrusion. Further review by a qualified vinyl siding expert is recommended.
18. **Repair:** Vines growing on exterior walls at the east side of the home should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.
19. **Repair:** All vegetation growing on or near the exterior walls should be kept trimmed at least 8" (inches) away from siding, window trims, and the eaves to reduce risk of insect and water damage.
20. **Repair:** All damaged foundation vents should be repaired to prevent vermin entry into the crawl space or house.

21. **Repair:** The damaged dryer vent on the north and east side of the house should be replaced to avoid water or vermin entry.
22. **Repair:** The fascia trims throughout should be painted.
23. **Repair:** Tree branches in many locations should be trimmed away from the house.
24. **Repair:** The proximity of the tree on the west side of the house could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree.
25. **Repair:** The window frames throughout the home require painting and caulking.
26. **Repair:** The overhead garage door is damaged and needs repair. Further review by a garage door repair person is recommended.
27. **Repair:** The overhead garage door requires adjustment. Overhead doors routinely need to have the fasteners/hardware tightened/adjusted and the tracks lubricated by a qualified garage door repairperson. The photo eye sensors are not currently aligned. The door had to be disengaged from the track to close.
28. **Repair:** Proper fire separation between the garage and house proper is recommended. Building code requires that there is a 1-hour fire separation between the garage and the living portion of the house. This requires that sheetrock be installed on all walls and ceilings where the garage and the house proper meet. This may not have been code when the house was built. In order to maintain this fire separation new sheetrock would need to be installed. The sheetrock needs to be fire taped and mudded in accordance with building codes.
29. **Repair:** The gate and/or latch mechanism at the north side of the home needs adjustment to function properly.
30. **Repair:** The north side of the driveway could prove to be a hazard. There is a partial railroad tie that was installed.
31. **Repair:** All tree branches or vegetation should be cleared away from the electrical main overhead service lines on the exterior of the home.
32. **Repair:** The service wires should form a "drip loop" where they meet the service mast on the exterior of the home. This ensures that water will drop off the wires, rather than run into the service mast.
33. **Repair:** Wiring exposed on interior finishes in the garage should be relocated or protected by a rigid conduit.
34. **Repair:** Extension cords in the garage should not be used as permanent wiring. This wiring should be removed.
35. **Repair:** The loose light fixture in the garage should be repaired or replaced.
36. **Repair:** The damaged light fixture in various locations should be repaired or replaced.
37. **Repair:** The light in various locations is inoperative. If the bulbs are not blown, the circuit should be repaired.
38. **Repair:** The heating system requires servicing prior to closing. There is no evidence that there has been a servicing of the equipment in the last few years. The system needs to be checked by a licensed mechanical contractor prior to taking possession of the home. A licensed mechanical contractor should confirm the furnace and ductwork sizing. The blower and burner compartment needs to be wiped down. The burner compartment needs to be cleaned and adjusted and the technician needs to inspect the heat exchanger for any cracks or flaws. An inspection sticker should be applied to show when the last servicing occurred.
39. **Repair:** The loose return air grille should be repaired.
40. **Repair:** The thermostat is old and may be temperamental. The unit was not turning off the furnace at the time of the inspection. It would be recommended to replace the thermostat at this time.
41. **Repair:** Plumbing pipes within the crawl space should be insulated to protect them from freezing.
42. **Repair:** Ductwork within the crawl space should be better insulated.
43. **Repair:** Missing vapor barrier on the soil of the crawl space should be improved. Install a new 6 millimeter black, polyethylene vapor barrier over the soil of the crawl space for full coverage. The plastic is to be installed flat upon the soil without extending up on the piers or footings. Allow a six-inch lap where joined and secure it in place with bricks or stones where necessary.
44. **Repair:** Preventative measures to reduce the potential for vermin and/or insect activity are recommended in the crawl space.
45. **Repair:** There is no expansion tank at the water heater location. It would be recommended to have a plumbing contractor install one. Thermal expansion occurs when water is heated during non-use periods. The installation of a Pressure Reducing Valve (PRV), Check Valve or Back Flow Preventer "closes" the water system, leaving water with no room for expansion. Many local codes now require a closed system, to prevent backflow into the water main. Thermal expansion in a closed plumbing system can be damaging, dangerous and costly. Its effects include damage to water heater connections, gas water heater flue tubes, pumps serving washers and dishwashers, leaking faucets, "weeping" of water through the water heater T&P Safety Valve, and noisy water hammer in the pipes. An expansion tank eliminates these problems, by giving water a place to go when thermal expansion occurs. When a water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system.
46. **Repair:** The bathtub enclosure should be rebuilt. Wall damage behind the enclosure should also be repaired.

47. **Repair:** The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
 48. **Repair:** An exhaust fan that discharges to the building exterior is recommended in the main bathroom.
 49. **Repair:** It is recommended that an anti-siphon device be added to the hose bib(s).
 50. **Repair:** Loose or damaged cabinet door hinges in the kitchen should be repaired.
 51. **Repair:** Doors throughout should be trimmed or adjusted as necessary to work properly.
 52. **Repair:** Water damage was observed adjacent to the exterior door in the living room. The front door will need to be replaced and the rear door has a large pet door cut into it.
 53. **Monitor, Repair:** The vinyl flooring is damaged in the main bathroom and kitchen.
 54. **Repair:** The hearth outside the wood stove is damaged and should be repaired for improved safety.
 55. **Repair:** The door bell is inoperative.
 56. **Repair:** The wood stove chimney should be inspected and cleaned prior to operation.
 57. **Repair:** The hot and cold water line needs to be properly bonded together at the water heater location. A licensed electrician should investigate this.
 58. **Repair:** The toilet in the main bathroom is loose. Remove toilet and replace any damaged material that may be present. High moisture readings were noted around the base of the toilet with a non-invasive moisture meter. Dry out or replace floor and reinstall toilet onto a new paraffin wax seal. Test to make sure that toilet is secured and does not leak.
- **Repair:** The bottom of the kitchen cabinet is rotted out under the sink.

IMPROVEMENT ITEMS

1. **Improve:** The fencing should be painted or stained to prolong its life.
2. **Improve:** The service mast is rusting and should be painted.
3. **Improve:** The main distribution panel needs to have all the circuits labeled.
4. **Improve:** There was no evidence that a permit was obtained for the newer electrical panel. Inquire with the local building department as to what if any permits may have been obtained for the panel change-out.
5. **Improve:** Duct cleaning is recommended.
6. **Improve:** The level of ventilation is marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
7. **Improve:** The attic access hatch should be better insulated.
8. **Improve:** Due to the age and location of the house it would be recommended to have a plumbing company snake the plumbing waste line with a camera prior to closing to evaluate the condition of the waste line to the city sewer main. Often with older homes the waste line can become damaged creating a blockage in the line. Costs for these types of repairs can be substantial. The underground waste line is not part of a visual home inspection.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® & NACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

WOOD DESTROYING ORGANISM INSPECTION STANDARDS of the WASHINGTON STATE PEST CONTROL ASSOCIATION

COMPLETE WOOD DESTROYING ORGANISM (WDO) INSPECTION REPORT.

This report is prepared from an inspection conducted by a Washington State Department of Agriculture licensed Structural Pest Inspector in accordance with Washington Administrative Code 16-228-2005 through 2045. Opinions contained herein are based on conditions visible and evident at the time of the inspection.

This report does not warrant, represent, or guarantee that the structure reported on is free from evidence of WDO's, their damage, or conditions conducive to WDO's, nor does it represent or guarantee that the total damage, infestation, or infection is limited to that disclosed in this report.

II. INSPECTION PROCEDURES

The inspector shall make a thorough inspection, using accepted methods and practices, of the subject structure to render an opinion on the presence of or damage from WDO's as well as conditions conducive to such WDO's.

AREAS INSPECTED shall include: structural exterior (accessible both visibly and physically to an inspector at ground level); accessible structure interior; accessible sub structural crawl space(s); garages, carports, and decks which are attached to the structure. Deck inspection shall include; railings, wooden steps, and accessible wooden surface materials, as well as, deck substructures which are accessible (those with at least a 5' soil to joist clearance or elevated decks which can be suitably reached using a 6' step ladder).

WOOD DESTROYING ORGANISMS shall include: subterranean termites, Dampwood termites, carpenter ants, moisture ants, wood boring beetles of the family Anobiidae, and wood decay fungus (rot). The inspector will not assume any responsibility for WDO's that were not detected during their dormant season. When evidence of moisture ants, Dampwood termites, wood infesting anobiids, or wood decay fungi is detected during a complete WDO inspection, the inspector must identify and report the condition(s) conducive to such infestations. It must be stated in the report that such infestations may be eliminated by removal of all infested wood and correction of any contributing conducive conditions.

CONDUCTIVE CONDITIONS, as determined by the inspector, shall include, but not be limited to: inadequate clearance, earth to wood contact, conducive debris in the crawl space, inadequate ventilation, excessive moisture, vegetation contact with the structure, bare ground in the crawl space, existing or seasonal standing water in the crawl space, failed caulking or grout in water splash areas, and/or restricted or non-functioning gutter systems.

III. LIMITATIONS OF INSPECTIONS.

The inspecting firm shall not be held responsible by any party for any condition or consequence of WDO's, which is beyond the scope of this inspection. The scope, defined in section II. INSPECTION PROCEDURES is limited as follows;

(a) INACCESSIBLE AREAS: Certain areas of a structure, which are inaccessible by their nature, may be subject to infestation by WDO's yet cannot be inspected without excavation or unless physical obstructions are removed. Such areas include, but are not limited to: wall voids, spaces between floors; substructures concealed by sub-floor insulation or those with inadequate clearance; floors beneath coverings; sleeper floors; areas concealed by furniture, appliances, and/or personal possessions; and deck substructures with less than 5' clearance.

(b) ROOF SYSTEMS AND ATTIC AREAS: Roof systems, roof covering, and attic areas are excluded from this report. This report may note, at the discretion of the inspector, visual evidence of infestation and/or infections of WDO's in the portions of the eaves that are visible and accessible from the ground. No opinion is rendered nor guarantee implied concerning the watertight integrity, the condition, or future life of the roof system. Any comment(s) made regarding an obvious condition of (a) component(s) of the roof system or attic space(s) shall not imply an extension to the scope of this inspection. If a more qualified opinion is desired, the services of a licensed roof system professional should be obtained.

(c) SHEDS AND OUTBUILDINGS: Sheds, garages, carports, decks, or other structures, which are not attached to the main structure by roof system or foundation, are excluded from this report unless specifically requested and noted. The inspecting firm reserves the right to charge additionally to inspect any unattached structures.

(d) CLIMATIC LIMITATIONS: In certain geographical areas of Washington State where wet climate is common and due to their construction and materials, structures may be subject to conditions from normal weathering. Such conditions as cracking, checking, and/or warpage on doors, window casings, siding, and non-supporting wooden members shall not be reported on inspection reports except at the discretion of the inspector. Inspectors are not required to report on any wood-destroying organism infestation, infection, or other condition that might be subject to seasonal constraints or environmental conditions if evidence of those constraints or conditions is not visible at the time of the inspection.

(e) MOLD: Molds, mildews, and other fungal growth (except wood decay fungi) shall be reported on only to the extent that they indicate an excessive moisture condition which may be conducive to WDO's. The inspector is not liable or responsible for determining the type of mold, mildew, or other fungi present, nor shall the inspector be liable or responsible for determining the possible health hazards associated with the presence of molds, mildews, or other fungi. This report is not, nor shall the inspector perform a mold inspection or investigation. If a more qualified opinion is desired, the services of a toxicologist or certified industrial hygienist should be obtained.

(f) STRUCTURAL ASSESSMENT: While it may be possible for the inspector to note damaged materials, neither the inspector nor the inspection firm is liable or responsible in any way to determine the structural integrity of any building materials. If a more qualified opinion is desired, the services of a licensed, qualified contractor or structural engineer should be obtained.

(g) REMAINING EVIDENCE: In certain situations, it may not be practical to eliminate all evidence of previous WDO activity (e.g., carpenter ant frass, insect parts, or subterranean termite scaling), or evidence of conducive conditions, (e.g. water staining). Although noted, this evidence may remain after corrections have been made or if it is the inspector's opinion that evidence is from inactive WDO's and no corrections are recommended. Neither the inspector nor the inspecting firm shall be liable or responsible for any corrective action required by future inspections in regards to this remaining evidence.

IV. REPORTS The inspecting firm shall not issue any complete wood destroying organism inspection report unless a Washington State Department of Agriculture licensed structural pest inspector from that firm has made a careful and thorough inspection of the structure in conformance with and subject to the limitations within these standards.

Reports shall include a diagram and a description of the findings to help identify locations of the findings as well as inaccessible areas not identified in III (a) of these standards.

V. WORK RECOMMENDATIONS AND TREATMENTS

(a) NO WARRANTIES OF CORRECTIVE WORK: Neither the inspector nor the inspecting firm will evaluate or warrant the quality of workmanship, the compliance with any applicable building codes, nor the suitability for use of any repairs, corrections, or treatments recommended within this report. Compliance with Washington State pesticide application laws and applicable building codes (current revisions) is the responsibility of the property owner and those performing the work. It is strongly recommended that those parties performing any corrections or treatments be licensed, bonded, and qualified professionals providing warranted services.

(b) CONDITIONS REVEALED DURING THE PERFORMANCE OF RECOMMENDATIONS: Should any WDO, damage, or conducive condition be revealed during the performance of any recommendations, whether performed by the owner, the purchaser, a contractor, or any other party in interest, the inspecting firm must be notified of such, and be given a reasonable opportunity for re-inspecting and determining the need for any additional corrective measures before such conditions are covered. The owner, the purchaser, or any other person performing the work shall be responsible for notifying the inspector. Nothing contained herein shall prevent the inspecting firm from assessing additional charges for each additional inspection.

NOTE: The Washington State Pest Control Association (WSPCA), as a service to inspection firms, has developed this form and these Standards of Practice. By doing so, the WSPCA does not certify that the inspecting firm is a member of the WSPCA or that the inspector is qualified to perform the inspection. The WSPCA shall not be a party to any claim or action by the buyer, seller, or other interested party against the inspection firm solely by reason of making this report form and these Standards of Practice available for use.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 45 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.



Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Crawl Space Configuration
Columns:	•Wood
Floor Structure:	•2"x12" Wood Joist •Board & Plank Floor Sheathing
Wall Structure:	•2"x4" Wood Frame
Ceiling Structure:	•2"x4" Joist
Roof Structure:	•2"x6" Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

General Comments

The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls in various locations. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

Crawl Space

- **Major Concern:** Preventative measures to reduce the potential for vermin activity are recommended in the crawl space. All animal waste and live rat's needs to be removed prior to inspection. After the clean-up is complete, call the inspecting firm at ([phone# 425-770-2776](tel:425-770-2776)) to schedule an appointment for an interim inspection (\$150) to determine if additional repairs are necessary. The crawl area was not inspected due to the active rat infestation.
- **Repair:** Cellulose debris such as wood scraps, paper, insulation, cardboard, and other trash was present in the sub-area crawl space. Remove and discard all trash and cellulose debris from the crawl space. Cellulose debris shall be considered any wood or wood by-product material that can be raked or larger. If cellulose debris exists under the vapor barrier, remove the debris and reinstall the black vapor barrier to lie flat upon the soil for complete coverage without extending up on piers or footings.
- **Repair:** All potential vermin entry points to the crawl space in various locations should be sealed to reduce risk of pest activity or damage.
- **Repair:** There is evidence of rat and other vermin activity in the crawl space in various locations. A pest control specialist should be consulted for treatment and control advice.

Floors

- **Repair:** The sills of the structure are not properly anchored where visible in various locations. Proper connectors to fasten the sills to the foundation should be installed to protect the building from movement and damage.

Attic

- **Monitor:** The house had a fire or other damaged at some time. All repairs appear to be acceptable in the attic area.

Exterior Walls

- **Major Concern:** More extensive wall damaged from rot and insect activity was observed on the west wall of the garage on both sides of the overhead garage door. All damaged wood should be removed and the area should be treated as necessary for all wood destroying organism and new pressure treated wood should be installed. Ideally, the exterior wall would be framed on top of a concrete stem wall, not directly on the garage slab. Further review by a qualified contractor is recommended.



Wood Boring Insects

- **Major Concern:** Evidence of Moisture Ant activity and/or damage was present in the home. (See Sketch) In most cases, removal and/or replacement of infested wood combined with the elimination of the excessive moisture condition are sufficient for the control of Moisture Ants. It is deemed necessary by this inspector that the infested area also be treated for the control of Moisture Ants with an EPA approved material. Treatment is to be performed by a Washington State licensed applicator. Treatment shall conform to current industry standards. Applicator shall provide a written one-year warranty against re-infestation. It is recommended that a structural engineer or contractor specializing in these types of repairs be consulted to further evaluate the condition of the structure to determine what wood has been compromised and the remedies available for correction.
- **Major Concern:** Evidence of Dampwood Termite activity and/or damage was present in the home. (See Sketch) Since Dampwood Termites will not re-infest dry wood, removal or replacement of infested wood and elimination of excessive moisture will be sufficient for control. It is recommended that a structural engineer or contractor specializing in these types of repairs be consulted to further evaluate the condition of the structure to determine what wood has been compromised and the remedies available for correction.

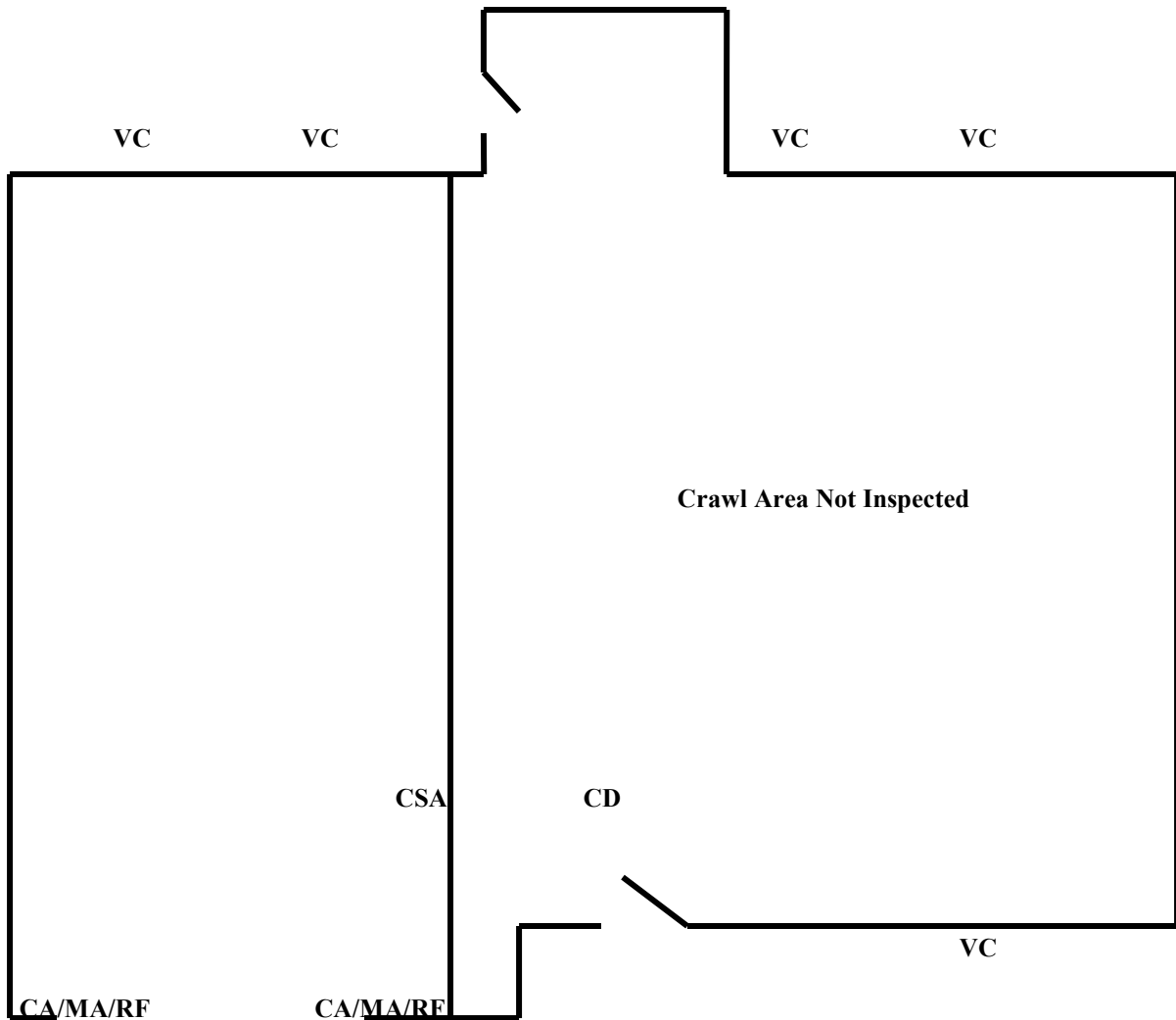
LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- No access was gained to the crawl space(s) due to the rat activity.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Diagram



FRONT

Not to Scale



LEGEND

WDO's

- AB – Anobiid Beetles
- CA- Carpenter Ants
- DT – Dampwood Termites
- MA – Moisture Ants
- OB – Other Wood Beetles
- RF – Rot Fungus
- ST – Subterranean Termites

Conductive Conditions

- BG – Bare Ground
- CD – Conductive Condition
- EW – Earth to Wood Contact
- EM – Excessive Moisture
- FC – Failed Caulking
- IC – Inadequate Clearance
- RG – Restricted Gutters
- CSA – Crawl Space Access
- IV – Inadequate Ventilation
- LC – Landscape Clearance
- PL – Plumbing Leak
- SB – Missing Splash Block
- SW – Standing Water
- VC – Vegetation Contact

Other Elements

- IA – Inaccessible Area
- RE- Remaining Evidence
- RJ – Rim Joist
- FV – Foundation Vent
- SC – Support Column
- SF – Sub-Floor
- SP – Sill Plate

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry •Metal
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

General Comments

The roof coverings are old and are at or near end of useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon.
- **Repair:** The lower north roof over the sidewalk needs to be replaced immediately.



- **Repair:** The roofing shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. It is recommended that all moss and tree debris be removed from the entire

roof with a chemical treatment or compressed air by a roofing professional. Pressure washing this type of roof will cause pre-mature damage to the shingle.



- **Monitor:** Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.

Chimneys

- **Repair:** The furnace chimney needs to have a chimney crown repaired to prevent water from penetrating the top of the masonry chimney. The chimney crown should not be confused with the rain caps, which sometimes covers the top of the chimney flues to prevent rain from running down the flues. A chimney crown is usually constructed of concrete, stone or metal. A good quality crown normally overhangs the sides of the chimney at least one inch to provide some protection for the chimney from water, which is dripping off the cap.
- **Repair:** The metal chimney at the north slope should be cleaned to help assure safe and functional operation.
- **Repair:** The metal chimney should be braced in order to ensure its stability in heavy winds. The existing guide wires do not appear to be adequate.

Flashings

- **Repair:** The flashings in many locations are rusting. They should be painted to extend its life.



- **Repair:** Nail heads are exposed at the flashing on the roofing in many locations. They should be sealed with a roofing caulk. This would include all exposed nail heads at the roof penetrations; roof vents, roof shingles, plumbing flashings, roof-to-wall flashings and skylight flashing.

Gutters & Downspouts

- **Repair:** The gutters in many locations require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. After the cleaning the gutters and downspouts the system should be tested to prove their effectiveness. If blockage occurs in the downspouts or the underground drain, the obstruction needs to be removed and the system needs to be retested.
- **Repair:** Minor leaks in the gutters in many locations should be repaired.
- **Repair:** The downspout(s) in many locations should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. The downspout on the north lower roof is missing completely.
- **Repair:** The gutters are missing from the area over the front door.

Discretionary Improvements

A drip edge flashing should be installed around the perimeter of the roof to ensure that water drains from the roof directly into the gutters. This flashing also helps protect the roof sheathing from damage at the eave.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build-up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Vinyl Siding
Eaves, Soffits, & Fascias:	•Vinyl •Closed Rafters
Exterior Doors:	•Wood
Window/Door Frames and Trim:	•Aluminum
Entry Driveways:	•Concrete
Entry Walkways & Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	• Aluminum •Automatic Opener Installed
Surface Drainage:	•Sloped Grade
Retaining Walls:	•Stone •Concrete Block
Fencing:	•Wood

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home has been badly neglected. Major repairs will be necessary to bring it up to acceptable standards.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** All damaged foundation vents should be repaired to prevent vermin entry into the crawl space or house.
- **Repair:** The damaged dryer vent on the north and east side of the house should be replaced to avoid water or vermin entry.
- **Monitor:** The vinyl siding appears to be in serviceable order with exception to several minor repairs. Vinyl siding is a low maintenance product that should never be painted. This siding makes a full visual inspection of the wall cavity impossible without dismantling the siding first. With more traditional siding products often water damaged and rot can be detected. Vinyl siding hides all damage that may occur in the wall. Special care should be given when washing the siding and all maintenance instructions from the manufacture should be followed.
- **Repair:** All vegetation growing on or near the exterior walls should be kept trimmed at least 8" (inches) away from siding, window trims, and the eaves to reduce risk of insect and water damage.
- **Repair:** The loose or damaged siding in many locations should be re-secured or repaired to avoid moisture intrusion. Further review by a qualified vinyl siding expert is recommended.





- **Repair:** Vines growing on exterior walls at the east side of the home should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.



Exterior Eaves

- **Repair:** The fascia trims throughout should be painted.
- **Repair:** Tree branches in many locations should be trimmed away from the house.
- **Repair:** The proximity of the tree on the west side of the house could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree.

Windows

- **Repair:** The window frames throughout the home require painting and caulking.

Garage

- **Repair:** The overhead garage door is damaged and needs repair. Further review by a garage door repair person is recommended.
- **Repair:** The overhead garage door requires adjustment. Overhead doors routinely need to have the fasteners/hardware tightened/adjusted and the tracks lubricated by a qualified garage door repairperson. The photo eye sensors are not currently aligned. The door had to be disengaged from the track to close.
- **Repair:** Proper fire separation between the garage and house proper is recommended. Building code requires that there is a 1-hour fire separation between the garage and the living portion of the house. This requires that sheetrock be installed on all walls and ceilings where the garage and the house proper meet. This may not have been code when the

house was built. In order to maintain this fire separation new sheetrock would need to be installed. The sheetrock needs to be fire taped and mudded in accordance with building codes.

- **Repair, Safety Issue:** The walls and ceilings of the attached garages should be well sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house. Openings should be sealed for your protection.

Lot Drainage

- **Major Concern, Repair:** The grading at the south and east side of the home should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch

- **Possible Major Concern, Monitor:** The porch at the west side of the home has settled relative to the house proper. This is a common condition that should be monitored. If the porch supports have not already been repaired, replacement may be needed.
- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided for the front door porch at the west side of the home.

Steps

- **Repair, Safety Issue:** A railing should be provided for both sets of steps at the west side of the home.



Porch / Deck Cover

- **Major Concern, Repair:** The deck/porch cover at the west side of the home is deteriorated. It should be repaired or replaced as necessary. The roof covering is missing in several locations.

Driveway

- **Possible Major Concern, Monitor:** The soil below the driveway at the west side of the home has settled and/or heaved. Persisting movement may result in the need for resurfacing.

- **Repair:** The north side of the driveway could prove to be a hazard. There is a partial railroad tie that was installed.



Walkway

- **Repair, Safety Issue:** The walkway at the west side of the home presents a trip hazard. There is a large crack in the sidewalk. This condition should be altered for improved safety.

Retaining Wall

- **Major Concern, Repair:** The retaining wall at the north side of the home is a low quality construction and is currently leaning. It is difficult to determine how long this arrangement will remain serviceable. The life expectancy of this wall will, no doubt, be short lived.

Fencing

- **Major Concern, Repair:** The fencing in many locations is in poor condition. Replacement will be necessary.
- **Repair:** The gate and/or latch mechanism at the north side of the home needs adjustment to function properly.
- **Improve:** The fencing should be painted or stained to prolong its life.

Discretionary Improvements

The installation of new siding, although not necessary, would reduce maintenance and improve appearance. This is a major expense.

Installing replacement windows in place of the original windows would be a logical long term goal. This is a major expense.

Re-surfacing of the driveway would be a logical improvement.

At some point, it may be desirable to re-surface the walkways.

Replacement of the weathered exterior light fixtures would be an improvement worth consideration.

It would be wise to install a smoke detector in the garage.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 125 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 125 Amps •Breakers •Located: Garage
Service Grounding:	•Copper •Ground Rod Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 125 Amp •Breakers •Located: Main Panel
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Ungrounded & Grounded
Ground Fault Circuit Interrupters:	•Bathroom
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

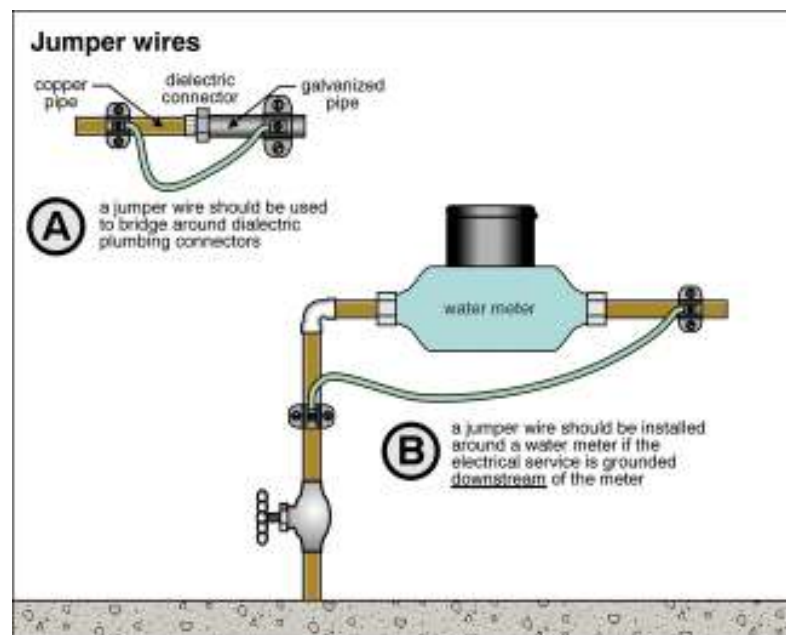
General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard.*** A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** The hot and cold water line needs to be properly bonded together at the water heater location. A licensed electrician should investigate this.



- **Improve:** The main distribution panel is crowded with wiring. A larger panel, or an auxiliary panel, would be desirable. If additional circuits were to be added.
- **Improve:** The main distribution panel needs to have all the circuits labeled.
- **Improve:** There was no evidence that a permit was obtained for the newer electrical panel. Inquire with the local building department as to what if any permits may have been obtained for the panel change-out.

Service / Entrance

- **Repair:** All tree branches or vegetation should be cleared away from the electrical main overhead service lines on the exterior of the home.
- **Repair:** The service wires should form a “drip loop” where they meet the service mast on the exterior of the home. This ensures that water will drop off the wires, rather than run into the service mast.
- **Improve:** The service mast is rusting and should be painted.

Distribution Wiring

- **Repair:** Wiring exposed on interior finishes in the garage should be relocated or protected by a rigid conduit.
- **Repair:** Extension cords in the garage should not be used as permanent wiring. This wiring should be removed.

Outlets

- **Safety Issue:** Though it may have not been code when this home was built, the installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and all kitchen outlets. Any future whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Lights

- **Repair:** The loose light fixture in the garage should be repaired or replaced.
- **Repair:** The damaged light fixture in various locations should be repaired or replaced.
- **Repair:** The light in various locations is inoperative. If the bulbs are not blown, the circuit should be repaired.

Smoke Detectors

- **Repair, Safety Issue:** The smoke detector(s) did not respond to testing.
- **Safety Issue:** Though it may not have been required by code when the house was built, the installation of smoke detectors inside each sleeping areas and in the hallway is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Oil
Heating System Type:	•Forced Air Furnace •Manufacturer: Ruud (Manufacture Date: 1989) •Last Professional Servicing: 11/2004?
Vents, Flues, Chimneys:	•Masonry Chimney •Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•None

HEATING OBSERVATIONS

General Comments

The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Major Concern:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace. The furnace would not turn off at the thermostat. The units' power had to be turned off.
- **Repair:** The heating system requires servicing prior to closing. There is no evidence that there has been a servicing of the equipment in the last few years. The system needs to be checked by a licensed mechanical contractor prior to taking possession of the home. A licensed mechanical contractor should confirm the furnace and ductwork sizing. The blower and burner compartment needs to be wiped down. The burner compartment needs to be cleaned and adjusted and the technician needs to inspect the heat exchanger for any cracks or flaws. An inspection sticker should be applied to show when the last servicing occurred.

Supply Air Ductwork

- **Improve:** Duct cleaning is recommended.
- **Monitor:** As is common in old homes, the ductwork is not ideally configured. This may inhibit heat distribution and may not be conducive to proper distribution of cool air, if air conditioning is employed.

Return Air Ductwork

- **Repair:** The loose return air grille should be repaired.

Thermostat

- **Repair:** The thermostat is old and may be temperamental. The unit was not turning off the furnace at the time of the inspection. It would be recommended to replace the thermostat at this time.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- The **Heat Exchanger** is a component of the furnace in which combustion occurs. As the heat exchanger wears out, cracks and holes may develop and the combustion gases may mix into the warm air stream that serves the home. This furnace has a sealed heat exchanger. Only a qualified heating technician is able to effectively inspect it. The inspector is not equipped to inspect furnace heat exchanger for evidence of cracks or holes, during the visual Home Inspection. This is beyond the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R8 Cellulose in Main Attic
Exterior Wall Insulation:	•Unknown in Original Walls
Crawl Space Insulation:	•None in Floor above Crawl Space
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Gable Vents •Soffit Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Kitchen

INSULATION / VENTILATION OBSERVATIONS

General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest. Upgrading insulation levels in a home is an improvement rather than a necessary repair. Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. Rooms that extend over unheated areas tend to be cooler than other areas of the home during winter months.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Improve:** The level of ventilation is marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
- **Improve:** The attic access hatch should be better insulated.

Crawl Space

- Insulation improvements to the floor above the crawl space may be desirable, depending on the anticipated term of ownership.
- **Repair:** Plumbing pipes within the crawl space should be insulated to protect them from freezing.
- **Repair:** Ductwork within the crawl space should be better insulated.
- **Repair:** Missing vapor barrier on the soil of the crawl space should be improved. Install a new 6 millimeter black, polyethylene vapor barrier over the soil of the crawl space for full coverage. The plastic is to be installed flat upon the soil without extending up on the piers or footings. Allow a six-inch lap where joined and secure it in place with bricks or stones where necessary.
- **Repair:** Preventative measures to reduce the potential for vermin and/or insect activity are recommended in the crawl space.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Main Water Valve Location:	•At Meter
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Electric •Approximate Capacity (in gallons): 50 •Manufacturer: Rheem (Manufacture Date: 2001) •Last Professional Servicing: Unknown

PLUMBING OBSERVATIONS

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Major Concern:** The current water heater needs to be replaced with a new unit. During the inspection a discoloration and debris were noted in the hot water side of all of the faucets and the tank was actively leaking. In addition, the water heater was not maintaining temperature. The replacement tank needs to be of like or greater quality and all work shall conform to local building codes.
- **Repair:** There is no expansion tank at the water heater location. It would be recommended to have a plumbing contractor install one. Thermal expansion occurs when water is heated during non-use periods. The installation of a Pressure Reducing Valve (PRV), Check Valve or Back Flow Preventer "closes" the water system, leaving water with no room for expansion. Many local codes now require a closed system, to prevent backflow into the water main. Thermal expansion in a closed plumbing system can be damaging, dangerous and costly. Its effects include damage to water heater connections, gas water heater flue tubes, pumps serving washers and dishwashers, leaking faucets, "weeping" of water through the water heater T&P Safety Valve, and noisy water hammer in the pipes. An expansion tank eliminates these problems, by giving water a place to go when thermal expansion occurs. When a water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system.

Waste / Vent

- **Improve:** Due to the age and location of the house it would be recommended to have a plumbing company snake the plumbing waste line with a camera prior to closing to evaluate the condition of the waste line to the city sewer main. Often with older homes the waste line can become damaged creating a blockage in the line. Costs for these types of repairs can be substantial. The underground waste line is not part of a visual home inspection.

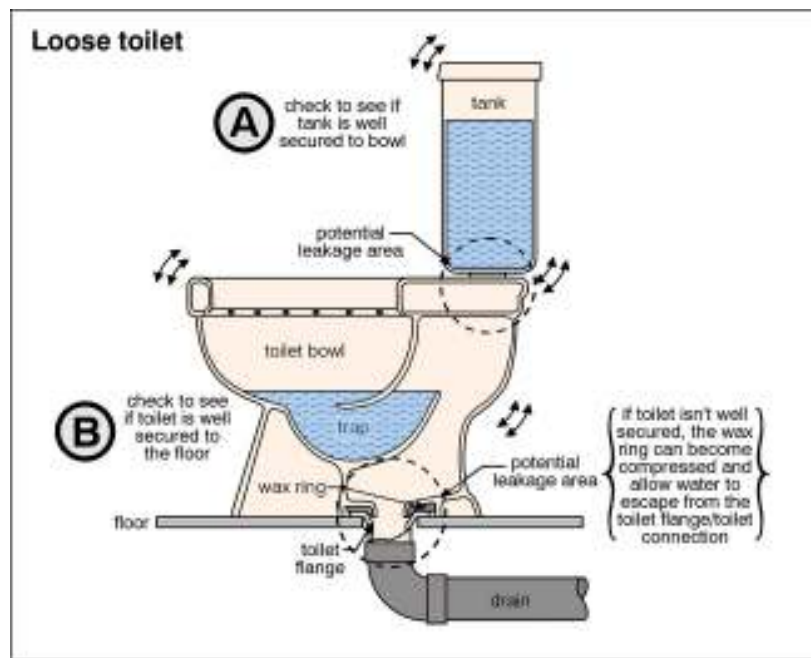
Fixtures

- **Monitor:** The majority of plumbing fixtures are old.

- **Repair:** The bathtub enclosure should be rebuilt. Wall damage behind the enclosure should also be repaired.



- **Repair:** The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
- **Repair:** An exhaust fan that discharges to the building exterior is recommended in the main bathroom.
- **Repair:** It is recommended that an anti-siphon device be added to the hose bib(s).
- **Repair:** The toilet in the main bathroom is loose. Remove toilet and replace any damaged material that may be present. High moisture readings were noted around the base of the toilet with a non-invasive moisture meter. Dry out or replace floor and reinstall toilet onto a new paraffin wax seal. Test to make sure that toilet is secured and does not leak.



Discretionary Improvements

Upgrading the old plumbing fixtures within the home would be a logical long term improvement.

Replacement of the aging faucets within the home would be a logical long term improvement.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall & Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl
Window Type(s) & Glazing:	•Sliders •Casement •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in poor condition. While cosmetic improvements are not the focus of this report, this is an area where substantial improvement may be desirable.

General Condition of Windows and Doors

The majority of the doors and windows are modest quality. While there is no rush to substantially improve these doors and windows, replacement units would be a logical long term improvement.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor, Repair:** Damage was noted in many locations.
- **Monitor:** Textured or “popcorn” ceiling material was visible in many locations. Asbestos detection or testing is beyond the scope of this inspection.
- **Monitor:** Minor cracks were noted in various locations.

Floors

- **Monitor, Repair:** The vinyl flooring is damaged in the main bathroom and kitchen.
- **Monitor:** The carpet is stained throughout. A wholesale replacement may be necessary.
- **Monitor:** The carpet throughout appears to emit an odor. Cleaning and deodorizing may be desirable.

Doors

- **Repair:** Doors throughout should be trimmed or adjusted as necessary to work properly.
- **Repair:** Water damage was observed adjacent to the exterior door in the living room. The front door will need to be replaced and the rear door has a large pet door cut into it.

Kitchen Counters

- **Monitor:** The kitchen counters are old. Improvement may ultimately be desirable.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.
- **Repair:** Loose or damaged cabinet door hinges in the kitchen should be repaired.
- **Repair:** The bottom of the kitchen cabinet is rotted out under the sink.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and

downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- **Monitor:** For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

Environmental Issues

- **Monitor:** Based on the age of this home, there is a possibility the ceiling texture may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to install of carbon monoxide detectors within the home.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Wood Stove
Vents, Flues, Chimneys: •Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and it's components were found to be in below average condition. When redecorating, repairs will be necessary in some areas.

RECOMMENDATIONS / OBSERVATIONS

Wood Stove

- **Repair, Safety Issue:** *The wood stove is an old unit that may be unsafe to operate.* It is recommended that a specialist, or the fire department, be consulted for a further evaluation of this condition and the remedies available.
- **Repair:** The hearth outside the wood stove is damaged and should be repaired for improved safety.
- **Repair:** The wood stove chimney should be inspected and cleaned prior to operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Built-in Electric Oven •Electric Cooktop •Dishwasher

Laundry Facility:

- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested:

- Kitchen Exhaust Hood •Door Bell

APPLIANCES OBSERVATIONS

General Comments

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

RECOMMENDATIONS / OBSERVATIONS
Oven

- **Monitor:** The oven is an old unit. While replacement is not needed right away, it would be wise to budget for a new oven. In the interim, a higher level of maintenance can be expected.

Electric Cooktop

- **Monitor:** The electric cooktop is an old unit. While replacement is not needed right away, it would be wise to budget for a new cooktop. In the interim, a higher level of maintenance can be expected.

Refrigerator

- **Monitor:** The refrigerator is inoperative. (Not Plugged In)

Clothes Dryer

- **Monitor:** The clothes dryer is inoperative. (Not Plugged In)

Clothes Washer

- **Monitor:** The clothes washer is inoperative. (Not Plugged In)

Door Bell

- **Repair:** The door bell is inoperative.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Standards of Practice

1. Definitions and Scope
 2. Standards of Practice
 - 2.1. Roof
 - 2.2. Exterior
 - 2.3. Basement, Foundation, Crawlspace & Structure
 - 2.4. Heating
 - 2.5. Cooling
 - 2.6. Plumbing
 - 2.7. Electrical
 - 2.8. Fireplace
 - 2.9. Attic & Insulation
 - 2.10. Doors, Windows & Interior
 3. Limitations, Exceptions & Exclusions
 4. Glossary of Terms
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1. Definitions and Scope

- 1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.
 - I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.
 - II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.
- 1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
- 1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

- A. The roof covering.
- B. The gutters.

- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. Walk on any roof surface.
- B. Predict the service life expectancy.
- C. Inspect underground downspout diverter drainage pipes.
- D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. And describe the exterior wall covering.

II. The inspector is not required to:

- A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and earth stabilization measures.
- G. Inspect for safety type glass.
- H. Inspect underground utilities.
- I. Inspect underground items.
- J. Inspect wells or springs.
- K. Inspect solar systems.
- L. Inspect swimming pools or spas.
- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & CrawlSpace

I. The inspector shall inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. Any present conditions or clear indications of active water penetration observed by the inspector.

- F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

- A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- B. Move stored items or debris.
- C. Operate sump pumps with inaccessible floats.
- D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. Provide any engineering or architectural service.
- F. Report on the adequacy of any structural system or component.

2.4. Heating

I. The inspector shall inspect:

- A. The heating system and describe the energy source and heating method using normal operating controls.
- B. And report as in need of repair electric furnaces which do not operate.
- C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

- A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
- B. Inspect underground fuel tanks.
- C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. Light or ignite pilot flames.
- E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
- F. Override electronic thermostats.
- G. Evaluate fuel quality.
- H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

2.5. Cooling

I. The inspector shall inspect:

- A. The central cooling equipment using normal operating controls.

II. The inspector is not required to:

- A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. Inspect window units, through-wall units, or electronic air filters.
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
- C. Flush toilets.
- D. Run water in sinks, tubs, and showers.
- E. Inspect the interior water supply including all fixtures and faucets.
- F. Inspect the drain, waste and vent systems, including all fixtures.
- G. Describe any visible fuel storage systems.
- H. Inspect the drainage sump pumps testing sumps with accessible floats.
- I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- J. Inspect and determine if the water supply is public or private.
- K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
- L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
- N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. Light or ignite pilot flames.
- B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
- D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
- E. Determine the water quality or potability or the reliability of the water supply or source.
- F. Open sealed plumbing access panels.
- G. Inspect clothes washing machines or their connections.
- H. Operate any main, branch or fixture valve.
- I. Test shower pans, tub and shower surrounds or enclosures for leakage.
- J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
- M. Evaluate gas, liquid propane or oil storage tanks.
- N. Inspect any private sewage waste disposal system or component of.
- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. Evaluate or determine the adequacy of combustion air.
- S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

2.7. Electrical

I. The inspector shall inspect:

- A. The service line.
- B. The meter box.

- C. The main disconnect.
- D. And determine the rating of the service amperage.
- E. Panels, breakers and fuses.
- F. The service grounding and bonding.
- H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
- I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
- J. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- K. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
- L. The service entrance conductors and the condition of their sheathing.
- M. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
- N. And describe the amperage rating of the service.
- O. And report the absence of smoke detectors.
- P. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather-heads and clearances.

II. The inspector is not required to:

- A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
- B. Operate electrical systems that are shut down.
- C. Remove panel covers or dead front covers if not readily accessible.
- D. Operate over current protection devices.
- E. Operate non-accessible smoke detectors.
- F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
- G. Inspect the alarm system and components.
- H. Inspect the ancillary wiring or remote control devices.
- I. Activate any electrical systems or branch circuits which are not energized.
- J. Operate overload devices.
- K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
- L. Verify the continuity of the connected service ground.
- M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- N. Inspect spark or lightning arrestors.
- O. Conduct voltage drop calculations.
- P. Determine the accuracy of breaker labeling.

2.8. Fireplace

I. The inspector shall inspect:

- A. The fireplace, and open and close the damper door if readily accessible and operable.
- B. Hearth extensions and other permanently installed components.
- C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

- A. Inspect the flue or vent system.
- B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

- C. Determine the need for a chimney sweep.
- D. Operate gas fireplace inserts.
- E. Light pilot flames.
- F. Determine the appropriateness of such installation.
- G. Inspect automatic fuel feed devices.
- H. Inspect combustion and/or make-up air devices.
- I. Inspect heat distribution assists whether gravity controlled or fan assisted.
- J. Ignite or extinguish fires.
- K. Determine draft characteristics.
- L. Move fireplace inserts, stoves, or firebox contents.
- M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
- N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

- A. The insulation in unfinished spaces.
- B. The ventilation of attic spaces.
- C. Mechanical ventilation systems.
- D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
- B. To move, touch, or disturb insulation.
- C. To move, touch or disturb vapor retarders.
- D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. Identify the composition of or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
- H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments.
- B. Inspect central vacuum systems.
- C. Inspect safety glazing.
- D. Inspect security systems or components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.

- F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
- G. Move drop ceiling tiles.
- H. Inspect or move any household appliances..
- I. Inspect or operate equipment housed in the garage except as otherwise noted.
- J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
- K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
- L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
- M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
- N. Inspect microwave ovens or test leakage from microwave ovens.
- O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
- P. Inspect elevators.
- Q. Inspect remote controls.
- R. Inspect appliances.
- S. Inspect items not permanently installed.
- T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
- U. Come into contact with any pool or spa water in order to determine the system structure or components.
- V. Determine the adequacy of spa jet water force or bubble effect.
- W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- VIII. An inspection does not include items not permanently installed.
- IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:

- A. Property boundary lines or encroachments.
- B. The condition of any component or system that is not readily accessible.
- C. The service life expectancy of any component or system.
- D. The size, capacity, BTU, performance, or efficiency of any component or system.
- E. The cause or reason of any condition.
- F. The cause for the need of repair or replacement of any system or component.
- G. Future conditions.
- H. The compliance with codes or regulations.

- I. The presence of evidence of rodents, animals or insects.
- J. The presence of mold, mildew or fungus.
- K. The presence of air-borne hazards.
- L. The presence of birds.
- M. The presence of other flora or fauna.
- N. The air quality.
- O. The existence of asbestos.
- P. The existence of environmental hazards.
- Q. The existence of electro-magnetic fields.
- R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. Any hazardous waste conditions.
- T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
- U. Operating costs of systems.
- V. Replacement or repair cost estimates.
- W. The acoustical properties of any systems.
- X. Estimates of how much it will cost to run any given system.

II. The inspectors are not required to operate:

- A. Any system that is shut down.
- B. Any system that does not function properly.
- C. Or evaluate low voltage electrical systems such as, but not limited to:
 - 1. Phone lines.
 - 2. Cable lines.
 - 3. Antennae.
 - 4. Lights.
 - 5. Remote controls.
- D. Any system that does not turn on with the use of normal operating controls.
- E. Any shut off valves or manual stop valves.
- F. Any electrical disconnect or over current protection devices.
- G. Any alarm systems.
- H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

- A. Move any personal items or other obstructions, such as, but not limited to:
 - 1. Throw rugs.
 - 2. Furniture.
 - 3. Floor or wall coverings.
 - 4. Ceiling tiles
 - 5. Window coverings.
 - 6. Equipment.
 - 7. Plants.
 - 8. Ice.
 - 9. Debris.
 - 10. Snow.
 - 11. Water.
 - 12. Dirt.
 - 13. Foliage.
 - 14. Pets
- B. Dismantle, open, or uncover any system or component.
- C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
- D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.

- F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
- G. Inspect decorative items.
- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
- O. Determine the insurability of a property.
- P. Perform or offer Phase 1 environmental audits.
- Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

- 4.1. **Accessible:** Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. **Activate:** To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
- 4.3. **Adversely Affect:** Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. **Alarm System:** Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. **Appliance:** A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. **Architectural Service:** Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- 4.7. **Component:** A permanently installed or attached fixture, element or part of a system.
- 4.8. **Condition:** The visible and conspicuous state of being of an object.
- 4.9. **Crawlspace:** The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. **Decorative:** Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. **Describe:** Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. **Determine:** To arrive at an opinion or conclusion pursuant to examination.
- 4.13. **Dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- 4.14. **Engineering Service:** Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with

the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

- 4.15. **Enter:** To go into an area to observe visible components.
- 4.16. **Evaluate:** To assess the systems, structures or components of a dwelling.
- 4.17. **Examine:** To visually look. See Inspect.
- 4.18. **Foundation:** The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. **Function:** The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
- 4.20. **Functional:** Performing, or able to perform, a function.
- 4.21. **Home Inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.
- 4.22. **Household Appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.23. **Inspect:** To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.
- 4.24. **Inspected Property:** The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- 4.25. **Inspector:** One who performs a real estate inspection.
- 4.26. **Installed:** Attached or connected such that the installed item requires tool for removal.
- 4.27. **Material Defect:** Refer to section 1.2.
- 4.28. **Normal Operating Controls:** Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
- 4.29. **Observe:** To see through visually directed attention.
- 4.30. **Operate:** To cause systems to function or turn on with normal operating controls.
- 4.31. **Readily Accessible:** An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- 4.32. **Recreational Facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. **Report:** A written communication (possibly including digital images) of any material defects seen during the inspection.
- 4.34. **Representative Number:** A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- 4.35. **Safety Glazing:** Tempered glass, laminated glass, or rigid plastic.
- 4.36. **Shut Down:** Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. **Structural Component:** A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. **System:** An assembly of various components to function as a whole.
- 4.39. **Technically Exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.

4.40. **Unsafe:** A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

4.41. **Verify:** To confirm or substantiate.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!