



Optimized Inspection Services, LLC  
PO Box 2023  
Lynnwood, WA 98036  
Please call with any questions, anytime!  
Bryan Mize, Owner c:206.349.0733

# Your Home Inspection Report



123 somewhere  
Shoreline, WA 98155



11:48 May 20, 2015

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# Optimized Inspection Services, LLC



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2015062 Anyone

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## General Information

### Property Information

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Property Address 123 Somewhere  
City Shoreline State WA Zip 98155

### Client Information

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Client Name Could be anyone  
E-Mail yahoo,gmail,hotmail

### Inspection Company

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Inspector Name Bryan Mize  
Company Name Optimized Inspection Services, LLC  
Address PO Box 2023  
City Lynnwood State WA Zip 98036  
Phone 866-747-6493 Fax 866-646-4933  
E-Mail BryanM@OptimizedInspections.com  
File Number 2015062 Anyone  
Amount Charged varies... paid by check

### Conditions

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Others Present Buyer's Agent and Buyer Property Occupied Staged  
Estimated Age Approx 63 years Entrance Faces West  
Inspection Date 05/20/2015  
Start Time 1530 End Time 1900  
Electric On? Yes  
Gas/Oil/Propane On? Yes  
Water On? Yes  
Temperature 64 degrees  
Weather Sunny Soil Conditions Dry  
Space Below Grade Crawl Space  
Building Type Single family Garage None  
Sewage Disposal Public Sewer How Verified MLS Listing Information  
Water Source Public Water How Verified MLS Listing Information  
Additions/Modifications Garage has been converted to living space, Multiple alterations  
Permits Obtained No permit search was made, and none were noted on site. How Verified N/A



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## General Information (Continued)

Questionable Construction? Obvious DIY work in many locations

## Lots and Grounds

We will walk around the accessible lot and grounds of the building examining a representative sampling (spot check) of the features which might influence potential moisture related damage to the building.

Fences, recreational facilities, outbuildings, sheds, seawalls, breakwalls, docks, erosion control and earth stabilization measures are typically not inspected, but may be commented on as a courtesy to the client but are not an official part of this report. This report does not include an assessment of geological, geotechnical or hydrological conditions.

Here is how we are going to call out locations and directions in your report:

When we talk about the "right" or "left side" of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door.

For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the house. Then locations will be described as "left" or "right", and "front" or "rear". (For example, "the left rear corner of the right front bedroom").

The floors or levels are referenced from the level which we enter from the front (main) entrance. The level that you walk in on will be called the "Main Level". If there is a basement, that is usually the level below the Main Level, and the floor above would be called the "Second Floor" or "Upper Level".

Walks: Concrete **Cosmetic cracks typical for age. Monitor for future movement and repair as necessary.**

Steps/Stoops: Concrete

Patio: Concrete **Cosmetic cracks typical for age. Monitor for future movement and repair as necessary.**

Vegetation: Mixture of plants

Retaining Walls: Stone, Railroad ties **While there is no appearance of any issues with the retaining walls, I am neither qualified nor insured to make such a statement. If you have any concerns about the retaining walls, you should hire a professional engineer and get their opinion.**



Grading: Minor slope

Driveway: Asphalt



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## Exterior Surface and Components

The purpose of the exterior surfaces is to shed water and protect the structure and interior finishes from damage caused by moisture and or external elements.

We will walk around the accessible areas of the building examining a representative sampling (spot check) of the exterior finishes and details for condition, function, and general state of repair. Our examination includes visible primary exterior cladding, trim, fascia, soffits, doors, windows, flashing, exterior electrical and plumbing. Screening, shutters, awnings or similar seasonal accessories are typically not inspected, but may be commented on as a courtesy to the client but are not an official part of this report.

This report does not include an assessment of environmental conditions.

### Primary Siding Exterior Surface

Type: Vinyl siding



### Old garage front Exterior Surface

Type: Hardiplank, LP style manufactured siding This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.



Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Trim: Wood

Fascia: Wood Rot noted in some areas behind gutter. All rotten wood should be removed and replaced with fresh wood... not just painted over and covered up.



Earth-Wood Contact: Conductive Condition noted Sheathing on the exterior wall was in contact with the soil. This was a condition conducive to infestation by wood destroying organisms and could result in damage to wooden building elements behind the finished wall cladding. We recommend elimination of all earth/wood contact to reduce the potential for wood destroying organism infestation and subsequent damage. A clearance of six inches or more should be established and maintained between wooden building elements and the soil.

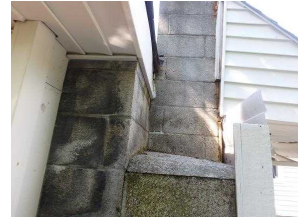




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## Exterior Surface and Components (Continued)

Soffits: Vinyl The wrong type of vinyl product has been used on the soffits... the proper vinyl covering is perforated to allow free flow of intake air into the attic... the product used here does not allow for ventilation air into the attic... this will cause overheating in the attic and premature roof degradation.



Replace this covering with the proper materials.

Door Bell: Hard wired Inoperative, it should be repaired as necessary to operate.

Entry Doors: Metal

Patio/Deck/Balcony Door: Vinyl sliding

Windows: double-pane, aluminum frame, Vinyl slider

Window Screens: Vinyl mesh

Exterior Lighting: Surface mount, Pole light

Exterior Electric Outlets: 120 VAC No Ground Fault Circuit Interrupter (GFCI) protection was provided for exterior electrical outlets. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets. 2. Replacing the electrical circuit outlet located closest to the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

Hose Bibs: Rotary

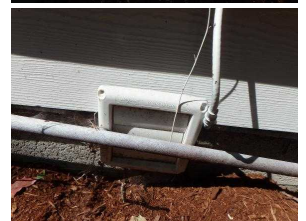
Electric Meter: Exterior on left side

Gas Meter: Exterior on right side

Main Gas Valve: Located at gas meter You will want to familiarize yourself with the location and operation of this valve. In case of an earthquake, it would be prudent to close this valve to avoid the possibility of a natural gas explosion in your home. The proper operation of this valve requires the use of a wrench. Some people chain a wrench to the pipe above the valve so that they don't have to look for one in an emergency. Inspector suggests attaching a simple box end wrench of the appropriate size.



Dryer Vent: Plastic Louvers are blocked by the gas piping....







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## Roof

The purpose of the roof is to shed water and protect the structure and interior finishes from damage caused by moisture and or external elements.

We believe the best way to evaluate the condition and function of any roof surface is to walk upon it and examine it from a "birds eye" point of view. We will attempt to walk on every roof considering the slope, the weather during the inspection and the durability of the material to withstand walking upon it. We will usually walk every roof which is safe for the inspector and the roof surface. A representative sampling (spot checks) of the roof components are inspected. Evidence of leaks may be disguised by interior finishes. Chimney flue interiors, which are not accessible, are not inspected and could require repair. Antennae units are not inspected. Estimates of remaining roof life are approximations only and do not constitute any type of guarantee or warranty.

We Cannot Guaranty a Leak-free Roof

Our comments do not constitute a warranty that the roof is free of leaks, or will remain free of leaks. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.

### Main Roof Surface

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Method of Inspection: From the Roof

Unable to Inspect: Fully Inspected

Material: Asphalt shingle **Roof needs to be blown clean of tree debris on a regular basis. Inspector suggests using an air blower over other methods.**



Type: Hip

Approx Age: New

### Family room conversion areas Roof Surface

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Method of Inspection: From the Roof

Unable to Inspect: Fully Inspected

Material: Rolled roof material Torch down **A qualified roofing contractor is recommended to evaluate and estimate repairs.**

**A portion of the roofing material appears to be coming loose from behind the siding... have a roofer repair/replace as needed.**



Type: Flat, Low slope.

Approx Age: Unable to determine

Flashing: Metal, Built up

Valleys: Preformed metal

Skylights: Plastic



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## Roof (Continued)

Front Chimney  
Chimney: Brick



Flue/Flue Cap: Terracotta tile flue / Mortar cap

Chimney Flashing: Metal

Back Chimney

Chimney: Block

Flue/Flue Cap: Terracotta tile flue / Mortar cap **Keeping Mortar Chimney Caps Sealed:** Most masonry chimneys are capped with a Portland Cement mortar cap. Stress fractures and shrinkage cracks typically develop in such caps soon after installation. These cracks should be kept sealed with a quality Urethane caulking material so as to prevent water infiltration and subsequent freeze-thaw damage to the chimney cap and masonry work below.

**No spark arrestor or rain cap had been installed above the flue to prevent the escape of hot embers or rain entry. As an upgrade, a chimney cap/spark arrestor could be installed.**



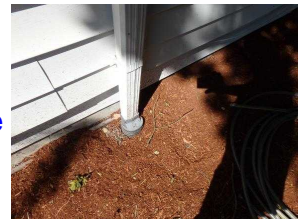
Chimney Flashing: Metal

Plumbing Vents: ABS, Galvanized, Cast Iron

Electrical Mast: Mast

Gutters: Aluminum **Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.**

Downspouts: Aluminum **The subsurface drains around this structure are an inexpensive corrugated plastic type that are hard to clean. Gutter screens or an appropriate downspout guard should be installed to help keep debris from clogging the underground drainage. With these guards installed the gutter area will need to be cleaned on a regular basis to insure the screens do not become clogged and cause a blockage.**







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## Attic

Subject to accessibility the attic will be examined for signs past or present moisture penetration, proper ventilation, WDO issues, and construction materials. Insulation/ventilation levels and type are spot checked only. Any estimation of R values or depths are rough average values. Although it is physically impossible to access 100% of most attic spaces, we will make the effort to access and visually inspect as much of it as we can safely fit into. Components hidden under insulation are not inspected. We do not perform destructive testing, therefore no insulation or vapor barriers will be purposely disturbed. Potentially hazardous materials such as asbestos, mold and urea formaldehyde foam insulation cannot be positively identified without a detailed inspection and laboratory analysis therefor is beyond the scope of the standard home inspection.

### Main Attic

Method of Inspection: In the attic

Unable to Inspect: 30%

Roof Framing: 2x4 Rafter



Sheathing: Plywood over skip sheathing

Ventilation: Roof only **Inadequately vented Eval\Repair: The attic was inadequately vented. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building**



Insulation: Blown in, Cellulose, Rockwool **What appeared to be vermiculite insulation was found in the attic. Vermiculite produced prior to 1991 may contain asbestos, less so if mined after 1991. When vermiculite insulation is present in attics, the EPA recommends that it be left undisturbed and that the attic not be used for storage, and that people (especially children) should not enter the attic. If the client is concerned about this material posing a safety hazard, then consult with a qualified asbestos abatement specialist or industrial hygienist.**



Insulation Depth: less than 6" **Current code requires twice as much insulation as you have... you may wish to consider adding more insulation to the attic.**

**Insulation compressed, we recommend the insulation be "fluffed" or replaced as necessary to offer best efficiency.**

**The ceiling insulation in one or more areas of the attic was substandard. Heating and cooling costs may be higher**



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## Attic (Continued)

Insulation Depth: (continued)

due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Wiring/Lighting: 120 VAC Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection.

Electrical splices should be contained within an approved junction box with a cover plate installed.

This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.



Fan Venting: Dryer duct The duct from the exhaust fan terminated in the attic rather than on the exterior of the dwelling. This allows excessive moisture to be vented into the attic, which can result in damage to wooden elements of the roof structure. The ducts from exhaust fans should be extended to attach to an effectively flashed appliance vent that projects through the roof to assure that excess moisture is exhausted out of the attic.

. One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the attic were not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices (typically R-4 rating), or replace uninsulated ducts with insulated ducts.

Moisture Penetration: None visible





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## Structure

The purpose of the structure of any building is to carry all loads safely to the ground. the structure is the foundation system as well as the load bearing components that support the roof, floors and exterior walls.

Our inspection of the structural aspects of your dwelling will include the following:

- 1) The types of materials used to form the structure and its configuration.
- 2) An examination of the visible and accessible components commenting on conditions that indicate structural failure, movement, or deterioration.

We do not provide any engineering or architectural services.

Structure Type: Wood frame

Foundation: Poured Concrete, Not visible Foundation construction included a "sleeper floor" in the conversion portion of the house (master, family room and rec room).

Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade (sleeper floor) foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

Differential Movement: No movement or displacement noted

Beams: Solid wood

Bearing Walls: Wood frame

Joists/Trusses: 2x6

Piers/Posts: Poured piers and wood posts; WOODEN PIERS AND POSTS Improper construction technique to have wooden posts sitting on wooden blocks.. replace wooden blocks with concrete piers.

One or more support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.



Subfloor: Plywood



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## Crawl Space

Subject to accessibility the crawl space will be examined for signs past or present moisture penetration, proper ventilation, WDO issues, and construction materials. Insulation/ventilation levels and type are spot checked only. Any estimation of R values or depths are rough average values. Although it is physically impossible to access 100% of some crawl spaces, we will make the effort to access and visually inspect as much of it as we can safely fit into. Components hidden under insulation are not inspected. We do not perform destructive testing, therefore no insulation or vapor barriers will be purposely disturbed. Potentially hazardous materials such as asbestos, mold and urea formaldehyde foam insulation cannot be positively identified without a detailed inspection and laboratory analysis therefor is beyond the scope of the standard home inspection.

### Main Crawl Space

Method of Inspection: In the crawl space

Unable to Inspect: Fully Inspected **Note that there is no crawlspace under the Master bedroom, the converted garage (rec room), or the family room just east of the kitchen... these additions were built directly on top of patio concrete or garage slab.**

Access: outside in foundation wall

Cellulose Debris: minimal amount

Moisture Penetration: Yes

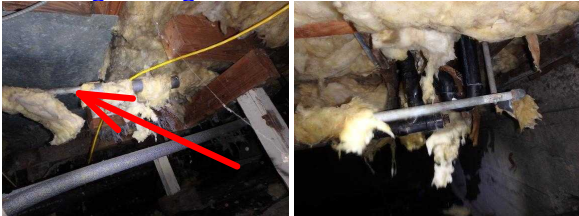
Moisture Location: minor plumbing drain leak under kitchen

Moisture Barrier: Plastic

Ventilation: Vents

Supply Lines Insulated? **Insulation for one or more water supply pipes in the crawl space was missing.**

**Recommend replacing or installing insulation on pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.**



Insulation: Fiberglass **Evidence of rodents tunneling and living in the insulation. All rodent affected insulation should be removed and replaced.**



Exhaust Venting: Rigid metal **The clothes dryer exhaust duct was disconnected in the underbuilding crawl space. This condition allows excessive moisture and humidity to collect in the area beneath the dwelling. The duct from the clothes dryer should be reconnected or reinstalled to conform to standard trade practices and discharge to an approved location.**







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## Crawl Space (Continued)

Animal/Rodent Activity: Rodent Conditions were observed in the crawlspace indicating evidence of rodent activity. The first step in eliminating rodents from the house is to seal all possible openings. Careful work sealing cracks, gaps and openings with caulking, wire mesh, wood trim and steel wool will be necessary to prevent future rodent entry. After these corrections are made, monitoring future activity can be made easier by having an insulation contractor replace and level the insulation which was compressed/damaged by rodent activity. If the problem persists, we recommend obtaining the advice and services of a competent, licensed Pest Control Operator.



## Fireplace/Wood Stove

Components shared by most types of fireplaces include the interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, and damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter. Accessible fireplace components are visually inspected for signs of significant malfunction, excessive or unusual wear and general state of repair. However, portions of a standard fireplace configuration are always, by their nature and location, inaccessible for a home inspection.

A standard home inspection does not include actual operation of the fireplace/wood stove. Thus, we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard. We strongly advise that all chimneys and flues associated with this equipment be cleaned and inspected regularly by a professional chimney sweep.

### Front Room Fireplace

Fireplace Construction: Brick

Type: Wood burning

Smoke Chamber: Brick

Flue: Tile

Damper: Metal

Hearth: Flush mounted

### Family Room Fireplace

Fireplace Construction: Brick, Block **Cracked & loose brick: Some of the firebricks in the firebox of the fireplace were badly cracked and/or loose. All loose mortar in the firebox should be removed and new mortar installed. This is known as "tuck pointing." Also, in the course of this work, any badly cracked or deteriorated firebrick should also be replaced.**



**The firebox in the fireplace was significantly damaged. It should be repaired or replaced prior to any further use. A qualified contractor is recommended to evaluate and estimate repairs.**

Type: Wood burning

Smoke Chamber: Brick **A qualified contractor is recommended to evaluate and estimate repairs**







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## Fireplace/Wood Stove (Continued)

Damper: None **Damper Damaged Repair:** The damper was damaged, rusted and/or not operational in the stove. Damaged or difficult to operate dampers should be examined by a competent wood burning stove specialist, such as a chimney sweep, who should then make any necessary repairs to restore full function once again.



Hearth: Raised

## Heating System

The heating system consists of those components installed in the home for the purpose of maintaining the temperature of the interior at a controlled level. Our examination of the heating system will include a visual check of the condition and operation of the heat source as well as the means of distribution. We will activate the thermostats and observe the response of the system. If the system has a centrally controlled source, we will open panels which would normally be used by a homeowner and observe the visible condition and operation of the heating plant, its fuel supply and its exhaust venting system.

All central heating systems require regular maintenance. To keep them running efficiently and safely for their expected service life, we recommend central heating systems be evaluated/tuned on a regular basis (yearly) by a qualified professional.

### Crawl Space Heating System

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Heating System Operation: Appears functional -We recommend this unit be serviced and inspected by a qualified technician, in the near future as it did not appear to have had service in several years, no service records were found on site.

Manufacturer: Kelvinator

Type: Forced air Capacity: Undetermined

Area Served: Main living areas Approximate Age: Approximately 20 yrs.

Fuel Type: Natural gas

Filter: Disposable

Heat Exchanger: Not Visible Heat exchangers are typically concealed making them difficult to visually inspect. We will make an effort to visually inspect as much of the heat exchanger as we can by removing the main access panel. Due to these limitations and the importance of the heat exchanger in the safe operation of the heating system, we recommend a qualified technician be retained to evaluate/tune the heating system on a regular basis (yearly). Part of this regular maintenance should be an evaluation of the heat exchanger.

Blower Fan: Direct drive

Distribution: Insulated flex duct, Metal duct

Circulator: N/A

Draft Control: Automatic

Flue Pipe: Single wall

Controls: Electric

Thermostats: Programmable



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## Plumbing

The plumbing system is the combination of pipes, fixtures, and controls necessary to supply water and gas and to remove liquid waste from the building.

Our examination of the plumbing system will include the visible portions of the water, gas, and drain piping. We will operate every functional shower and tub, flush every toilet, and run every wash basin and sink. Hydrotherapy (jetted) tubs are filled and activated.

Accessible underbuilding areas are checked for visible plumbing leaks.

The water heater is examined for function and operation including fuel or electric supply, water connections, relief valves and discharge piping. We also check for proper venting and clearances for gas fired water heaters.

Portions of the plumbing system concealed by finishes, ceiling or lighting tiles/panels, storage, structure or ground surface are not inspected. Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, hot tubs, private, waste disposal, septic or water supply systems and cloths washing machine connections are not inspected. Water quantity and water quality are not tested.

The components which make up the plumbing system in your building are described in this as well as various sections of the report in which the components are physically located.

**Service Line: Galvanized** Galvanized piping is approaching the end of its useful life: Over time, mineral and corrosion deposits build up and gradually reduce the flow of water through galvanized steel pipe. Replacement of all remaining galvanized steel supply lines will eventually become necessary.

**Main Water Shutoff: Not Located** No main shut-off valve was located. The shut-off may have been hidden from view in a location known to the owner. Consult with current owner to determine location. If location is awkward or inaccessible, we would recommend the installation of an approved shut-off valve in an accessible location in accordance with present standards.



**Water Lines: Galvanized and copper** Galv significant corrosion/rust H2O: Evidence of significant corrosion or deterioration of the galvanized supply piping was observed during this inspection, and rust was observed in the water when the faucets were operated.

A licensed plumber is recommended to evaluate and estimate repairs



**Drain Pipes: ABS and Galvanized, Cast iron** Leaking drain piping under the kitchen...

A licensed plumber is recommended to evaluate and estimate repairs.



**Service Caps: Accessible; crawlspace**



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## Plumbing (Continued)

Vent Pipes: ABS, Galvanized vent pipe is disconnected in the attic... making an entry point for rainwater... the vent pipes should be solid all the way to the roof, so that any rain water that falls in the pipe will be contained in the pipe.



Gas Service Lines: "Black pipe" iron Lines not properly supported at the back of the home, and in the dirt. They should be properly supported in accordance with current local standards.

Hall closet Water Heater

Water Heater Operation: NOT Functional at time of inspection The water was turned off and disconnected from the gas supply, so this fixture could not be tested.

Manufacturer: G.E.



Type: Natural gas Capacity: 50 gallons

Approximate Age: Less than 5 years Area Served: entire home

Flue Pipe: Single wall

TPRV and Drain Tube: brass valve, copperpipe

Seismic Strapping: Top brackets only

## Electrical

Electrical systems consist of supply and distribution wiring, controls, and devices necessary to provide for safe and convenient use of electric power.

We will operate a representative sample (spot check) of outlets, switches and fixtures during the inspection. Subject to accessibility, we will remove the protective cover on the distribution panes so we can evaluate the condition of the components and the workmanship employed.

We inspect the visible portions of the service entrance and the system grounding. During our inspection we are alert for signs of "Do-it-yourself" wiring that is not to current standards.

The inspection does not include remote control devices, alarm systems, low voltage wiring systems and components, generator panels and related wiring, and other components which are not part of the primary electrical power distribution system.

Service Size Amps: 200 Volts: 120-240 VAC

Service: Copper

120 VAC Branch Circuits: Copper

240 VAC Branch Circuits: Copper

Conductor Type: Romex

GFCI: At GFCI Outlets only

AFCI Breakers: None Present

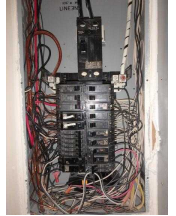


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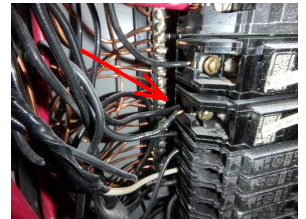
## Electrical (Continued)

Ground: Undetermined  
Standard Comments Tech  
Laundry room Electric Panel  
Manufacturer: General Electric

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Max Capacity: 200 Amps  
Main Breaker Size: 200 Amps  
Breakers: CU/AL Double tap wiring present (two circuits on one breaker), recommend evaluation and appropriate repair by a competent licensed electrician.



Is the panel bonded? Yes

## Bedroom

For the scope to the bedroom inspection see living space section.

All Bedroom

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Closet: various

Ceiling: Drywall abandoned cold air return in master bedroom should be removed and drywall patched to close off the attic space. It is a source of heat loss to the attic as well as dust from the attic to the master area.



Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: double-pane, aluminum frame

Electrical: 120 VAC Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices or people.

Although this may have been commonly considered a safe or acceptable upgrade at one time, it is recognized now to be a hazard. Inspector suggests either updating the existing wiring to contain a ground wire, or remove the three prong plugs and replace with two prong so that users know the system isn't grounded.



HVAC Source: Heating system register



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## Bathroom

For the scope to the bathroom inspection see living space section.

### Hall, Master Bathroom

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Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor covering

Doors: Hollow wood

Windows: double-pane, aluminum frame

Electrical: 120 VAC **GFCI protection did not function properly when tested in the hall bathroom. GFCI protection should be re-established for this area for an increased margin of safety.**

**No power to the outlet at all in the master bathroom.**

**Inspector suggests a licensed and bonded electrician be consulted to evaluate the entire system for defects and repair as needed.**

Counter/Cabinet: Granite, Wood

Sink/Basin: ceramic **The drain stopper is defective in the hall bath. It should be adjusted, repaired or replaced.**

Faucets/Traps: Fixtures with a PVC trap

Tub/Surround: Fiberglass tub and ceramic tile surround **All grout around tiles requires maintenance... it should be sealed annually to prevent moisture from penetrating. Since you have no idea when this grout was last sealed, the inspector suggests you start with a fresh grout sealing.**

Shower/Surround: Tile **Any time you have ceramic tiles in a tub/shower surround, it is advised to get on an annual schedule of sealing the grout at least once a year.**



Toilets: Floor mounted

HVAC Source: Heating system register

Ventilation: Electric ventilation fan **Inspector always recommends installation of a timer switch to guarantee fan operation of at least thirty minutes per use.**





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## Living Space

Our examination of the interior and its components will include opening and closing every operable and unobstructed door and a representative sample of windows, where the window is not covered with curtains or a blind. In addition, we operate light switches and check readily accessible electrical receptacles. where possible, we flush all toilets, run all wash basins, bathtubs, and showers, and check kitchen sinks. We also check for the presence and operation of a permanently installed source of heat and/or cooling in each habitable room.

Typical drywall flaws and cracks due to wear and tear, settlement, original finishing, or shrinkage of building materials are not reported. It is best to patch these cosmetic flaws prior to mayor repainting in order to blend in the area with surrounding finish.

Furniture, storage, appliances, wall hangings and ceiling or lighting tiles/panels are not removed to perform the inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not typically inspected.

Smoke Detectors: Noted in several locations

Carbon Monoxide Detectors: Noted in hallway only Carbon Monoxide detectors are required by law. The law is RCW 19.27.530

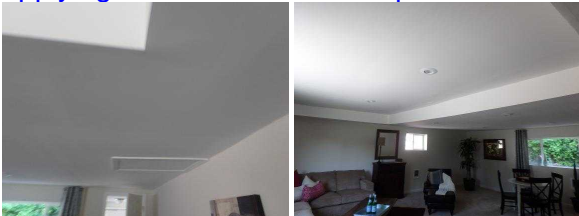
The law makes it the responsibility of the seller to install the carbon monoxide alarm(s).

- Carbon monoxide alarms must be installed adjacent to all bedrooms at least one per floor.
- Carbon monoxide alarms may be battery or hard wired.
- Carbon monoxide alarms may be combined with smoke detectors or installed independently

Living/Dining/Family/Halls Living Space

Closet: various

Ceiling: Drywall **Extremely shoddy workmanship on ceiling in rec room... For a better visual impact I'd suggest applying texture to hide the imperfections.**



Walls: Drywall

Floor: Laminate, Carpet **transition from the laminate to the carpet is not properly trimmed... so laminate edge is sharp and could be a tripping hazard...**



Doors: Hollow wood

Windows: double-pane, aluminum frame, Vinyl slider

Electrical: 120 VAC **Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices or people.**

**Although this may have been commonly considered a safe or acceptable upgrade at one time, it is recognized now to be a hazard. Inspector suggests either updating the existing wiring to contain a ground wire, or remove the three prong plugs and replace with two prong so that users know the system isn't grounded.**

**Mystery switch at the (hall wall immediately in front of master door ), we could not determine it's purpose, inquire**



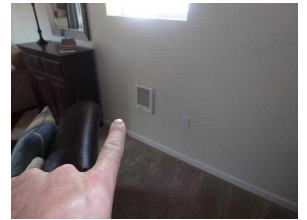
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## Living Space (Continued)

Electrical: (continued)  
with current owner to determine it's function.



HVAC Source: Heating system register, In wall electric resistance In wall electric heater in the rec room is not functioning. Repair/replace as needed



## Kitchen

Appliances are subjected to quick run tests to try to confirm basic function, comprehensive testing is not done. Dishwashers, trash compactors and other appliances are not run full cycles. Thermostats, timers and other specialized features and controls are not tested. The temperature calibration, effectiveness, efficiency, and overall performance of appliances is outside the scope of a standard property inspection. Also, see the living space scope of inspection.

### Main Kitchen

Cooking Appliances: Electric Range

Ventilator: None present none present and none can be installed because the outlet is in the way... the outlet should be installed in the cabinet above the opening... if you plug something into the outlet, how will you mount something to the wall?

Disposal: Installed

Dishwasher: Built-In Inoperative at time of inspection... and I cannot see where the dishwasher is connected to a water source or to a drain...

Suggest having a licensed and bonded contractor replace the dishwasher with a functioning one and verify all connections are appropriately made.

Current dishwasher is not centered in the opening, making the door hit on the right cabinet...



Air Gap: No Air Gap

Refrigerator: none Apparently, where they expect you to put the fridge, they don't expect you to put it flush with the wall, since the icemaker water supply comes out of the wall an inch and a half...

Sink: Stainless Steel 2 compartment



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## Kitchen (Continued)

Electrical: 120 VAC GFCI **GFCI protection did not function properly when tested. GFCI protection should be re-established for this area for an increased margin of safety.**

**It appears that the GFCI outlets are not installed in the proper order... they need to be the first outlet on the circuit in order to protect the downstream outlets as well.**

Plumbing/Fixtures: Fixtures with a PVC trap

Counter Tops: Granite **The joint between the countertop and the backsplash was open and subject to moisture damage from water penetration. This joint should be caulked and maintained to help prevent water entry and subsequent damage.**



Cabinets: Wood

Ceiling: Drywall

Walls: Drywall

Floor: Laminate

HVAC Source: Heating system register

## Laundry Room/Area

The washer and dryer are subjected to quick run tests to try to confirm basic function, comprehensive testing is not done. Washing machines and cloths dryers are not run full cycles. Thermostats, timers and other specialized features and controls are not tested. The temperature calibration, effectiveness, efficiency, and overall performance of appliances is outside the scope of a standard property inspection. Also, see the living space scope of inspection.

### Hall Laundry Room/Area

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Ceiling: Drywall

Walls: Drywall

Floors: Sticky Backed Tiles **This type of floor covering is NOT recommended for use in wet areas. There is no moisture barrier created by this covering, so the sub floor will eventually be affected by water. Suggest replacing this covering with vinyl.**



Doors: Bi-fold **The door had been removed. A door should be installed in every necessary opening and checked for proper operation.**

**These doors are not properly installed and are not functioning... repair/replace as needed to restore full functionality.**



Electrical: 120 VAC

Washer Hose Bib: Ball



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## Laundry Room/Area (Continued)

Washer and Dryer Electrical: 120-240 VAC Intermittent power noted at the dryer outlet...  
Evaluation by a licensed electrician is recommended



Dryer Vent: flex foil The clothes dryer exhaust duct was not made from an appropriate material for this location (it was a corrugated or "flexible" material). Use of such an inappropriate material in this area could present a risk of fire from combustion of accumulated lint and debris. The duct from the clothes dryer should be reinstalled to conform to the requirements of the dryer manufacturer's installation instructions and standard trade practices. The new installation will probably utilize smooth wall galvanized steel ductwork, except possibly for the portion directly connected to the dryer itself, no more than six (6) feet of which might possibly be an appropriate flexible duct product.

The clothes dryer exhaust duct was disconnected in the crawl space. This condition allows excessive moisture and humidity to collect in the area beneath the dwelling. The duct from the clothes dryer should be reconnected or reinstalled to conform to standard trade practices and discharge to an approved location.

Washer Drain: Wall mounted drain

## Pest Activity

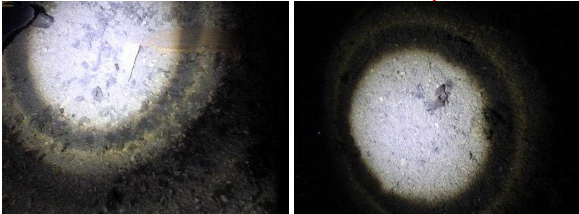
I am NOT a licensed Washington State Structural Pest Inspector. I have, however, taken all of the classes and passed the test to become one, I have just chosen not to since i have enough licenses that I am currently maintaining and I don't have enough demand to maintain this license as well.

That being said... I noticed conditions at this property that make me strongly urge you have a licensed Structural Pest Inspector conduct an inspection of this property and provide recommendations for treatment and/or remediation.

### Crawl Space, Attic Pest Activity

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Animal/Rodent: Active Conditions were observed in the crawlspace and the attic indicating evidence of rodent activity. The first step in eliminating rodents from the house is to seal all possible openings. Careful work sealing cracks, gaps and openings with caulking, wire mesh, wood trim and steel wool will be necessary to prevent future rodent entry. After these corrections are made, monitoring future activity can be made easier by having an insulation contractor replace and level the insulation which was compressed/damaged by rodent activity. Obtain the advice and services of a competent, licensed Pest Control Operator.







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## Maintenance (Blue) Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### General Information

1. Questionable Construction? Obvious DIY work in many locations

### Lots and Grounds

2. Walks: Concrete Cosmetic cracks typical for age. Monitor for future movement and repair as necessary.
3. Patio: Concrete Cosmetic cracks typical for age. Monitor for future movement and repair as necessary.

### Exterior Surface and Components

4. Old garage front Exterior Surface Type: Hardiplank, LP style manufactured siding This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.



Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

5. Fascia: Wood Rot noted in some areas behind gutter. All rotten wood should be removed and replaced with fresh wood... not just painted over and covered up.



6. Earth-Wood Contact: Conductive Condition noted Sheathing on the exterior wall was in contact with the soil. This was a condition conducive to infestation by wood destroying organisms and could result in damage to wooden building elements behind the finished wall cladding. We recommend elimination of all earth/wood contact to reduce the potential for wood destroying organism infestation and subsequent damage. A clearance of six inches or more should be established and maintained between wooden building elements and the soil.



7. Door Bell: Hard wired Inoperative, it should be repaired as necessary to operate.

### Roof

8. Main Roof Surface Material: Asphalt shingle Roof needs to be blown clean of tree debris on a regular basis. Inspector suggests using an air blower over other methods.







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## Maintenance (Blue) Summary (Continued)

9. Gutters: Aluminum Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.
10. Downspouts: Aluminum The subsurface drains around this structure are an inexpensive corrugated plastic type that are hard to clean. Gutter screens or an appropriate downspout guard should be installed to help keep debris from clogging the underground drainage. With these guards installed the gutter area will need to be cleaned on a regular basis to insure the screens do not become clogged and cause a blockage.



### Attic

11. Main Attic Insulation Depth: less than 6" Current code requires twice as much insulation as you have... you may wish to consider adding more insulation to the attic.

Insulation compressed, we recommend the insulation be "fluffed" or replaced as necessary to offer best efficiency.

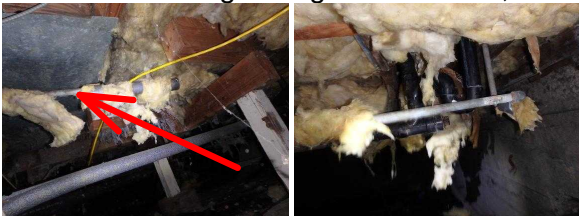
The ceiling insulation in one or more areas of the attic was substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

### Structure

12. Foundation: Poured Concrete, Not visible Foundation construction included a "sleeper floor" in the conversion portion of the house (master, family room and rec room). Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade (sleeper floor) foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

### Crawl Space

13. Main Crawl Space Supply Lines Insulated? Insulation for one or more water supply pipes in the crawl space was missing. Recommend replacing or installing insulation on pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.



### Heating System

14. Crawl Space Heating System Heating System Operation: Appears functional -We recommend this unit be serviced and inspected by a qualified technician, in the near future as it did not appear to have had service in several years, no service records were found on site.



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## Maintenance (Blue) Summary (Continued)

### Plumbing

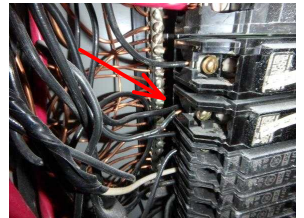
15. Drain Pipes: ABS and Galvanized, Cast iron Leaking drain piping under the kitchen...

A licensed plumber is recommended to evaluate and estimate repairs.



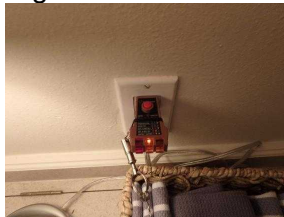
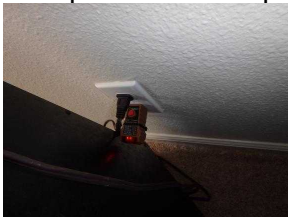
### Electrical

16. Laundry room Electric Panel Breakers: CU/AL Double tap wiring present (two circuits on one breaker), recommend evaluation and appropriate repair by a competent licensed electrician.



### Bedroom

17. All Bedroom Electrical: 120 VAC Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices or people. Although this may have been commonly considered a safe or acceptable upgrade at one time, it is recognized now to be a hazard. Inspector suggests either updating the existing wiring to contain a ground wire, or remove the three prong plugs and replace with two prong so that users know the system isn't grounded.



### Bathroom

18. Hall, Master Bathroom Sink/Basin: ceramic The drain stopper is defective in the hall bath. It should be adjusted, repaired or replaced.
19. Hall, Master Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround All grout around tiles requires maintenance... it should be sealed annually to prevent moisture from penetrating. Since you have no idea when this grout was last sealed, the inspector suggests you start with a fresh grout sealing.
20. Hall, Master Bathroom Shower/Surround: Tile Any time you have ceramic tiles in a tub/shower surround, it is advised to get on an annual schedule of sealing the grout at least once a year.



21. Hall, Master Bathroom Ventilation: Electric ventilation fan Inspector always recommends installation of a timer switch to guarantee fan operation of at least thirty minutes per use.

### Living Space

22. Living/Dining/Family/Halls Living Space Ceiling: Drywall Extremely shoddy workmanship on ceiling in rec room... For a better visual impact I'd suggest applying texture to hide the imperfections.



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## Living Space (Continued)

Ceiling: (continued)



23. Living/Dining/Family/Halls Living Space Floor: Laminate, Carpet transition from the laminate to the carpet is not properly trimmed... so laminate edge is sharp and could be a tripping hazard...



24. Living/Dining/Family/Halls Living Space Electrical: 120 VAC Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices or people. Although this may have been commonly considered a safe or acceptable upgrade at one time, it is recognized now to be a hazard. Inspector suggests either updating the existing wiring to contain a ground wire, or remove the three prong plugs and replace with two prong so that users know the system isn't grounded.

Mystery switch at the (hall wall immediately in front of master door ), we could not determine it's purpose, inquire with current owner to determine it's function.



## Kitchen

25. Main Kitchen Refrigerator: none Apparently, where they expect you to put the fridge, they don't expect you to put it flush with the wall, since the icemaker water supply comes out of the wall an inch and a half...
26. Main Kitchen Counter Tops: Granite The joint between the countertop and the backsplash was open and subject to moisture damage from water penetration. This joint should be caulked and maintained to help prevent water entry and subsequent damage.



## Laundry Room/Area

27. Hall Laundry Room/Area Floors: Sticky Backed Tiles This type of floor covering is NOT recommended for use in wet areas. There is no moisture barrier created by this covering, so the sub floor will eventually be affected by water. Suggest replacing this covering with vinyl.





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## Maintenance (Blue) Summary (Continued)

28. Hall Laundry Room/Area Washer and Dryer Electrical: 120-240 VAC Intermittent power noted at the dryer outlet... Evaluation by a licensed electrician is recommended







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## Concern (Red) Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior Surface and Components

1. Soffits: Vinyl The wrong type of vinyl product has been used on the soffits... the proper vinyl covering is perforated to allow free flow of intake air into the attic... the product used here does not allow for ventilation air into the attic... this will cause overheating in the attic and premature roof degradation.

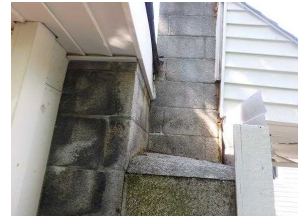
Replace this covering with the proper materials.

2. Exterior Electric Outlets: 120 VAC No Ground Fault Circuit Interrupter (GFCI) protection was provided for exterior electrical outlets. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets. 2. Replacing the electrical circuit outlet located closest to the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

3. Dryer Vent: Plastic Louvers are blocked by the gas piping....



### Roof

4. Family room conversion areas Roof Surface Material: Rolled roof material Torch down A qualified roofing contractor is recommended to evaluate and estimate repairs.

A portion of the roofing material appears to be coming loose from behind the siding... have a roofer repair/replace as needed.



5. Back Chimney Flue/Flue Cap: Terracotta tile flue / Mortar cap Keeping Mortar Chimney Caps Sealed: Most masonry chimneys are capped with a Portland Cement mortar cap. Stress fractures and shrinkage cracks typically develop in such caps soon after installation. These cracks should be kept sealed with a quality Urethane caulking material so as to prevent water infiltration and subsequent freeze-thaw damage to the chimney cap and masonry work below.

No spark arrestor or rain cap had been installed above the flue to prevent the escape of hot embers or rain entry. As an upgrade, a chimney cap/spark arrestor could be installed.





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## Roof (Continued)

Flue/Flue Cap: (continued)



Attic

6. Main Attic Ventilation: Roof only Inadequately vented EvalRepair: The attic was inadequately vented. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building



7. Main Attic Insulation: Blown in, Cellulose, Rockwool What appeared to be vermiculite insulation was found in the attic. Vermiculite produced prior to 1991 may contain asbestos, less so if mined after 1991. When vermiculite insulation is present in attics, the EPA recommends that it be left undisturbed and that the attic not be used for storage, and that people (especially children) should not enter the attic. If the client is concerned about this material posing a safety hazard, then consult with a qualified asbestos abatement specialist or industrial hygienist.



8. Main Attic Wiring/Lighting: 120 VAC Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.





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## Attic (Continued)

Wiring/Lighting: (continued)



9. Main Attic Fan Venting: Dryer duct The duct from the exhaust fan terminated in the attic rather than on the exterior of the dwelling. This allows excessive moisture to be vented into the attic, which can result in damage to wooden elements of the roof structure. The ducts from exhaust fans should be extended to attach to an effectively flashed appliance vent that projects through the roof to assure that excess moisture is exhausted out of the attic.



. One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the attic were not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices (typically R-4 rating), or replace uninsulated ducts with insulated ducts.

## Structure

10. Piers/Posts: Poured piers and wood posts; WOODEN PIERS AND POSTS Improper construction technique to have wooden posts sitting on wooden blocks.. replace wooden blocks with concrete piers.

One or more support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.



## Crawl Space

11. Main Crawl Space Insulation: Fiberglass Evidence of rodents tunneling and living in the insulation. All rodent affected insulation should be removed and replaced.







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## Concern (Red) Summary (Continued)

12. Main Crawl Space Exhaust Venting: Rigid metal The clothes dryer exhaust duct was disconnected in the underbuilding crawl space. This condition allows excessive moisture and humidity to collect in the area beneath the dwelling. The duct from the clothes dryer should be reconnected or reinstalled to conform to standard trade practices and discharge to an approved location.



13. Main Crawl Space Animal/Rodent Activity: Rodent Conditions were observed in the crawlspace indicating evidence of rodent activity. The first step in eliminating rodents from the house is to seal all possible openings. Careful work sealing cracks, gaps and openings with caulking, wire mesh, wood trim and steel wool will be necessary to prevent future rodent entry. After these corrections are made, monitoring future activity can be made easier by having an insulation contractor replace and level the insulation which was compressed/damaged by rodent activity. If the problem persists, we recommend obtaining the advice and services of a competent, licensed Pest Control Operator.



## Fireplace/Wood Stove

14. Family Room Fireplace Fireplace Construction: Brick, Block Cracked & loose brick: Some of the firebricks in the firebox of the fireplace were badly cracked and/or loose. All loose mortar in the firebox should be removed and new mortar installed. This is known as "tuck pointing." Also, in the course of this work, any badly cracked or deteriorated firebrick should also be replaced.



The firebox in the fireplace was significantly damaged. It should be repaired or replaced prior to any further use. A qualified contractor is recommended to evaluate and estimate repairs.

15. Family Room Fireplace Smoke Chamber: Brick A qualified contractor is recommended to evaluate and estimate repairs



16. Family Room Fireplace Damper: None Damper Damaged Repair: The damper was damaged, rusted and/or not operational in the stove. Damaged or difficult to operate dampers should be examined by a competent wood burning stove specialist, such as a chimney sweep, who should then make any necessary repairs to restore full function once again.



## Plumbing

17. Service Line: Galvanized Galvanized piping is approaching the end of its useful life: Over time, mineral and corrosion deposits build up and gradually reduce the flow of water through galvanized steel pipe. Replacement of all remaining galvanized steel supply lines will eventually become necessary.

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## Concern (Red) Summary (Continued)

18. Main Water Shutoff: Not Located No main shut-off valve was located. The shut-off may have been hidden from view in a location known to the owner. Consult with current owner to determine location. If location is awkward or inaccessible, we would recommend the installation of an approved shut-off valve in an accessible location in accordance with present standards.



19. Water Lines: Galvanized and copper Galv significant corrosion/rust H2O: Evidence of significant corrosion or deterioration of the galvanized supply piping was observed during this inspection, and rust was observed in the water when the faucets were operated.

A licensed plumber is recommended to evaluate and estimate repairs



20. Vent Pipes: ABS, Galvanized vent pipe is disconnected in the attic... making an entry point for rainwater... the vent pipes should be solid all the way to the roof, so that any rain water that falls in the pipe will be contained in the pipe.



21. Gas Service Lines: "Black pipe" iron Lines not properly supported at the back of the home, and in the dirt. They should be properly supported in accordance with current local standards.
22. Hall closet Water Heater Water Heater Operation: NOT Functional at time of inspection The water was turned off and disconnected from the gas supply, so this fixture could not be tested.

### Bedroom

23. All Bedroom Ceiling: Drywall abandoned cold air return in master bedroom should be removed and drywall patched to close off the attic space. It is a source of heat loss to the attic as well as dust from the attic to the master area.



### Bathroom

24. Hall, Master Bathroom Electrical: 120 VAC GFCI protection did not function properly when tested in the hall bathroom. GFCI protection should be re-established for this area for an increased margin of safety.

No power to the outlet at all in the master bathroom.

Inspector suggests a licensed and bonded electrician be consulted to evaluate the entire system for defects and repair as needed.



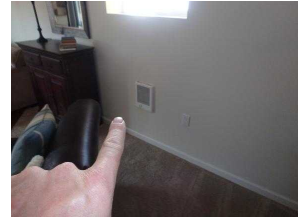


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## Concern (Red) Summary (Continued)

### Living Space

25. Living/Dining/Family/Halls Living Space HVAC Source: Heating system register, In wall electric resistance In wall electric heater in the rec room is not functioning.  
Repair/replace as needed



### Kitchen

26. Main Kitchen Ventilator: None present none present and none can be installed because the outlet is in the way... the outlet should be installed in the cabinet above the opening... if you plug something into the outlet, how will you mount something to the wall?
27. Main Kitchen Dishwasher: Built-In Inoperative at time of inspection... and I cannot see where the dishwasher is connected to a water source or to a drain...

Suggest having a licensed and bonded contractor replace the dishwasher with a functioning one and verify all connections are appropriately made.

Current dishwasher is not centered in the opening, making the door hit on the right cabinet...



28. Main Kitchen Electrical: 120 VAC GFCI GFCI protection did not function properly when tested. GFCI protection should be re-established for this area for an increased margin of safety.

It appears that the GFCI outlets are not installed in the proper order... they need to be the first outlet on the circuit in order to protect the downstream outlets as well.



### Laundry Room/Area

29. Hall Laundry Room/Area Doors: Bi-fold The door had been removed. A door should be installed in every necessary opening and checked for proper operation.

These doors are not properly installed and are not functioning... repair/replace as needed to restore full functionality.



30. Hall Laundry Room/Area Dryer Vent: flex foil The clothes dryer exhaust duct was not made from an appropriate material for this location (it was a corrugated or "flexible" material). Use of such an inappropriate material in this area could present a risk of fire from combustion of accumulated lint and debris. The duct from the clothes dryer should be reinstalled to conform to the requirements of the dryer manufacturer's installation instructions and standard trade practices. The new installation will probably utilize smooth wall galvanized steel ductwork, except possibly for the portion directly connected to the dryer itself, no more than six (6) feet of which might possibly be an appropriate flexible duct product.

The clothes dryer exhaust duct was disconnected in the crawl space. This condition allows excessive moisture



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## Concern (Red) Summary (Continued)

Dryer Vent: (continued)

and humidity to collect in the area beneath the dwelling. The duct from the clothes dryer should be reconnected or reinstalled to conform to standard trade practices and discharge to an approved location.

### Pest Activity

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31. Crawl Space, Attic Pest Activity Animal/Rodent: Active Conditions were observed in the crawlspace and the attic indicating evidence of rodent activity. The first step in eliminating rodents from the house is to seal all possible openings. Careful work sealing cracks, gaps and openings with caulking, wire mesh, wood trim and steel wool will be necessary to prevent future rodent entry. After these corrections are made, monitoring future activity can be made easier by having an insulation contractor replace and level the insulation which was compressed/damaged by rodent activity. Obtain the advice and services of a competent, licensed Pest Control Operator.

