



AP Inspections, LLC

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Inspector: Art Perez

Washington State Licensed Home Inspector #1619

WSDA Structural Pest Inspector #93257



Summary

Client(s): **Mr. Sample**

Property address: **1234 Sample St.
Pleasant Pl., WA 12345**

Inspection date: **Friday, February 26, 2016**

This report published on Monday, March 13, 2017 11:30:18 AM PDT

Dear Client,

The following information is a summary of the complete inspection report. The summary identifies the most significant issues found during the inspection and, in the opinion of the inspector, should be prioritized over other issues found and warrants immediate attention. The concerns listed in this summary are considered to be either Safety issues, Major Defects or concerns requiring further Evaluation from other professionals. It should be understood that concerns noted in the complete report and not in this summary are valid and do require action.

LOCATION OF UTILITY SHUT-OFFS

* Electrical Shut-off in the electrical panel, located in the basement.

* Water Shut-off was not located. Use the shut-off at the water meter located near the street in front of the house.

- * Gas Shut-off at the gas meter, located on the east side of the house in the back yard.
- * Drain clean-out located outside on the south side of the house.

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

General Information

1   - This home is a one story 720 sq. ft. single family dwelling with two bedrooms, one bath and a finished basement, built in 1926. The roof material is fiberglass composition shingle and the exterior walls are sided with wood lap. The windows are wood, single pane double hung configuration. The water heater, furnace and electrical system have been upgraded since it's original build.

This report is a comprehensive evaluation of the systems and equipment observed and operated during this inspection. As you read through the report you will find recommendations for repair, replacement or improvement, of structural components that will range from serious to minor. You may use this evaluation as a means of prioritizing repairs. Because of the extensive nature of this report I will highlight some of the more serious issues, and they are as follows:

In the basement, there were sub-standard connections found in the electrical panel and found loose energized wiring in conduit that should be secured in a junction box. These are both safety issues.

The furnace exhaust pipe is disconnected from the end cap at the north side of the crawl space. As a result, the crawl space is being filled with products of combustion from the furnace. This is a potential carbon monoxide health/safety issue that needs to be corrected as soon as possible.

Worn, flaking, bubbling or missing paint around the entire house. The windows, doors, soffits and fascia boards are showing serious signs of wear.

Some exterior wood siding has rotted and will require replacement.

Holes, gaps and open seems are present at most exterior locations where plumbing, electrical or venting equipment pass through the walls.

The above mentioned wood related concerns should be repaired to prevent water from entering the structure and reaching the exposed supporting members of the house. Moisture is a conducive condition for mold like fungus, bacterial growth and wood destroying organisms to propagate.

Interior finishes are showing serious signs of wear and should be replaced or repaired to protect the sub-structure/supporting members of the house.

These above concerns will be explained in more detail in the body of this report.

Thank you for choosing Art Perez Residential Home Inspections. If you have any questions, concerns or require clarification on any aspect of this report, please don't hesitate to contact me.

2   - Ceilings in the kitchen, bathroom and bedrooms are finished with material known to have contained asbestos. Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. It is recommended that a consultation with a specialist be made as necessary, to determine if these materials contain asbestos. Specialists such as industrial hygienists, professional labs and/or abatement specialists are recommended for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

Grounds

5  - The risers for stairs at the front entrance varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

6  - Handrails at the front entrance flight of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

7  - Guardrails at the front entrance has a drop-off higher than 30 inches and gaps that are too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. At a minimum, the client should be aware of this hazard. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

Basement

16  - The basement exterior entry door appears to be leaking, is damaged and deteriorated. Moisture has penetrated to the substructure of the basement stairs causing rot and presence of wood destroying organisms. Recommend contacting a qualified building contractor to repair door and stair substructure, as necessary, to prevent water from infiltrating the basement. Note that water intrusion creates a conducive condition for wood-destroying organisms.

17  - Fungal rot was found in multiple sections of the floor sheathing. This condition presents weakening of the structural integrity of the floor causing possible collapse of the floor. Recommend consulting a qualified building contractor to evaluate and repair as necessary.

18  - The risers for stairs serving the basement varied in height and poses a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

19  - The ceiling height over stairs serving the basement was too low and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

20  - The stringers for the stairway serving the basement are substandard construction. Missing bracing and substandard attachment to the structure creates a safety hazard due to potential collapse. Recommend contacting a qualified building contractor to repair as per standard building practices.

21  - Handrails for the stairs serving the basement had no returns installed. Ends of handrails should turn and connect to adjacent walls to prevent objects or clothing from catching on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.

22  - The only entrance/exit to the basement was the basement stairs. While this is common in older homes, modern standards require a secondary escape for use in the event of fire or an emergency. Such entrances/exits should allow entry by emergency personnel and their equipment. It is beyond the scope of this inspection to verify compliance with the current codes, and codes are generally not retroactive. Recommend consulting with a qualified building contractor and/or the local municipal building officials regarding egress guidelines.

23  - Evidence of prior water intrusion was found in sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines).

Improving perimeter grading.

Repairing, installing or improving underground footing and/or curtain drains.

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.

Electric

31  - No ground fault circuit interrupter (GFCI) circuit breakers were installed in the panel nor were GFCI outlets installed anywhere inside or outside the building. GFCI breakers or outlets reduce the chance of shock when using equipment in wet areas. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

32  - Arc fault circuit interrupter (AFCI) circuit breakers were not installed in the panel. AFCI breakers reduce the risk of fire by protecting against overheated or arcing receptacles or light fixtures. This is a potential fire hazard. Recommend that a qualified electrician evaluate and repair as necessary.

33  - Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in the main panel. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices. For more information, visit: <http://www.reporhost.com/?DTNB>

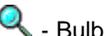
34  - Bare wire ends, or wires with a substandard termination, were found in the basement. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

35  - Electric receptacle/box located on the south exterior wall was loose and not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires and insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

36  - A 3-slot electric receptacle located in the living room, was found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.

37  - Light fixtures located at the rear entrance door to the house and the front door are past their intended service life. Such old components may pose a fire or shock hazard. Recommend consulting with a qualified electrician to determine which components should be replaced with newer, modern components.

39  - The legend for circuit breakers in the main panel was missing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

40  - Bulb in light fixture located in the basement was missing. This light fixture couldn't be fully evaluated. Recommend installing a light bulb and lens. If the fixture is inoperable after installing light bulb, recommend contacting a qualified electrician to repair or replace as necessary.

Plumbing / Fuel Systems

42  - Stains were found in waste lines located in the crawl space, but no active leaks were found near the stains. This may indicate that past leaks have occurred. Monitor these areas in the future for leaks or have a qualified plumber evaluate and repair as necessary.

43  - Hose bib located at the southeast corner of structure appeared to be inoperable. No water flowed from the bib because the valve was frozen shut. Recommend contacting a qualified person to replace.

Heating, Ventilation and Air Condition (HVAC)

46  - The furnace exhaust pipe is disconnected from the end cap at the north side of the crawl space. This condition creates a potential health/safety issue since products of combustion are being discharged into the crawl space and then potentially into living spaces through vertical structural passages, alleys or other openings where systems or equipment penetrate into the living space. Recommend contacting a qualified HVAC contractor to repair as per standard building practices.

Kitchen

50  - The exhaust fan over the range recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles not being installed, or problems with duct work. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

Interior, Doors and Windows

63  - Bedrooms located at the north end of the structure had windows that were too high above the floor. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. The base of openings for egress windows should be a maximum of 44 inches above the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. If concerned, have a qualified contractor repair or make modifications per standard building practices. For more information, visit:
<http://www.reporthost.com/?EGRESS>



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This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Dear Client,

The purpose of this inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Your inspection was performed in accordance with the minimum Standards of Practice set forth by the Washington State Department of Licensing. Opinions given on systems or components that are beyond the minimum WA State Standards of Practice are provided as a courtesy only. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. The inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components or contents therein. The inspector is neither a guarantor or insurer. Claims against the inspector shall be limited to the cost of the inspection.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
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	Repair/Replace	Recommend repairing or replacing
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General Information

Report number: apburns20160226

Time started: 8:30 am

Time finished: 11:30 am

Present during inspection: Tenant

Client present for discussion at end of inspection: No

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Cold

Inspection fee: Complementary

Payment method: Escrow

Type of building: Single family dwelling.

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 90 years old

Source for main building age: Property owner

Front of building faces: West

Main entrance faces: West

Occupied: Yes

1)   This home is a one story 720 sq. ft. single family dwelling with two bedrooms, one bath and a finished basement, built in 1926. The roof material is fiberglass composition shingle and the exterior walls are sided with wood lap. The windows are wood, single pane double hung configuration. The water heater, furnace and electrical system have been upgraded since it's original build.

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Worn, flaking, bubbling or missing paint around the entire house. The windows, doors, soffits and fascia boards are showing serious signs of wear.

Some exterior wood siding has rotted and will require replacement.

Holes, gaps and open seems are present at most exterior locations where plumbing, electrical or venting equipment pass through the walls.

The above mentioned wood related concerns should be repaired to prevent water from entering the structure and reaching the exposed supporting members of the house. Moisture is a conducive condition for mold like fungus, bacterial growth and wood destroying organisms to propagate.

Interior finishes are showing serious signs of wear and should be replaced or repaired to protect the sub-structure/supporting members of the house.

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Photo 2-1

Some "cottage cheese" acoustic ceiling finishes and ceiling tiles (photo 2) are known to have asbestos contained in it. Consultation with a specialist, environmental hygienist, is recommended.



Photo 2-2

- 3)  The client should be advised the attic, crawl space and fireplace were either not traversed or operated due to access limitations. The crawl space was inspected from the access portal and with the use of camera. The attic crawl space located in a closet ceiling could not be reached without damaging personal property in the closet. Controls for the fire place could not be reached. Additionally, the kitchen appliances were not inspected by request of the tenant, and the detached garage was excluded because it falls outside the scope of practice for this inspection.



Photo 3-1

Access into the crawlspace obstructed by the washer and dryer limiting the inspection of the crawlspace using a camera from the access portal. The inspector was unable to traverse the crawlspace due to access restrictions.



Photo 3-2

Access into the attic space inaccessible due to storage inside the closet. Unable to access the attic without damaging personal property.

- 4)  Some areas and items at this property were obscured by furniture and/or stored items. This includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior and under the structure may have also been obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of driveway: No driveway. Alley access to detached garage.

Driveway material: No driveway.

Condition of sidewalk: Required repairs.

Sidewalk material: Poured in place concrete

Condition of stairs, handrails and guardrails: Required repairs, at the front entrance to the house (see comments below).

Exterior stair material: Concrete

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below), Risers varied in height.

- 5)  The risers for stairs at the front entrance varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



Photo 5-1

Image representing the varied height of the risers.

- 6)  Handrails at the front entrance flight of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 6-1

Image showing missing handrail. Arrow noting where the handrail should be.



Photo 6-2

Image showing height of the stairway.

- 7)  Guardrails at the front entrance has a drop-off higher than 30 inches and gaps that are too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. At a minimum, the client should be aware of this hazard. Recommend that a qualified contractor repair or replace guardrails per standard building practices.



Photo 7-1

- 8)  Cracks and settlement were found in the sidewalk leading to the front door posing a tripping hazard. Recommend that qualified contractor repair as necessary.



Photo 8-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Requires repairs (see comments below).

Apparent wall structure: Wood frame

Wall covering: Wood

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space and finished basement

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

9)  Many sections of siding and trim were deteriorated, loose, split, warped or damaged. This condition is conducive to wood destroying organisms and should be corrected as soon as possible. Recommend that a qualified person repair, replace or install siding, trim and flashing as necessary to meet local building codes.



Photo 9-1
Wood trim at the roof line at the front of the house is rotted. Consult with a licensed building contractor to replace and install flashing as per building code.

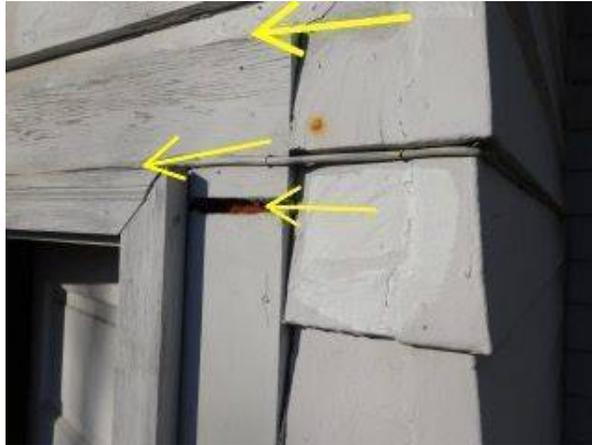


Photo 9-2
Image showing exposed gaps in wood trim and no drip edge flashing over doorway at rear of house.

10)  All windows and doors were installed with no "drip cap" or "Z" flashings installed above them as indicated in the above images 9-1 & 9-2. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, as per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.

11)  Fences were attached to or in contact with the building exterior at the southwest and the northeast corners of the structure. Such attachments can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary so there is at least a 2-inch gap between fences and building exteriors.



Photo 11-1
Fence at northeast corner of the building.



Photo 11-2
Fence at the southwest corner of the building.

12)  "Honeycombing" was found on the south section of the concrete foundation. This occurs when aggregate and sand in the concrete mixture bunches into clusters and fails to mix with the cement paste. This can be caused because the concrete mix was too stiff, by inadequate consolidation (insufficient use of a mechanical concrete vibrator) and pouring the concrete from too high of an elevation. In many cases honeycombing is only a cosmetic issue, but it does make concrete susceptible to water infiltration. Where honeycombing is accessible, recommend that a qualified person fill voids with an approved material such as hydraulic cement or non-shrinking grout.



Photo 12-1

13)  The paint or stain finish over much of the entire structure was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the entire building exterior per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 13-1
Image showing peeling paint in the soffit.



Photo 13-2
Image showing thinning and peeling paint on the siding and soffits.

- 14)  Caulk was missing and/or deteriorated in some areas. For example, around windows, around doors, at siding butt joints, at siding-trim junctions and at wall penetrations. This condition exposes substructure to moisture penetration and access for wood destroying organisms to damage wood. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

<http://www.reporthost.com/?CAULK>



Photo 14-1

Image showing a loose electrical outlet box exposing the substructure to moisture penetration and creating a conducive condition for wood destroying organisms. There is also a safety issue present with this electrical outlet that is described under the "Electrical" category.



Photo 14-2

Image showing butt joint separated, exposing substructure to moisture. A condition conducive to wood destroying organisms.



Photo 14-3

Image showing opening around cable exposing substructure to moisture. A condition conducive to wood destroying organisms.

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. In this inspection, only one access point was found and was obstructed by the washer and dryer. Access into the crawl space could not be made without potentially damaging the washer and dryer and therefore was not traversed. Please refer to the picture provided under "General Information". Other access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should expose where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity. Recommend that the crawl space portal be made readily accessible for periodic inspection.

Crawl space inspection method: Viewed from hatch located in the basement and with use of a camera.

Condition of floor substructure above: Not determined (inaccessible or obscured)

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Incomplete.

Insulation material underneath floor above: Fiberglass roll or batt

Condition of vapor barrier: Not determined (inaccessible or obscured)

Vapor barrier present: Not determined (inaccessible or obscured)

Condition of crawl space ventilation: Serviceable.

Ventilation type: with vents

15)  Some crawl space vents located along the north and east sides of the structure were intentionally blocked (e.g. removable panels, rigid foam). This restricts ventilation in the crawl space and can result in increased levels of moisture inside. This is a conducive condition for wood-destroying organisms. Such vents should be left open at all times except during severe freezing weather. Recommend removing materials or items blocking vents as necessary.



Photo 15-1

Vent blocked from inside the crawlspace.

Basement

Condition of exterior entry doors: Requires repair (see comments below).

Exterior door material: Wood

Condition of floor substructure above: Requires repairs (see comments below).

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Requires repairs (see comments below). Some sections are missing insulation.

Insulation material underneath floor above: Fiberglass roll or batt

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

16)    The basement exterior entry door appears to be leaking, is damaged and deteriorated. Moisture has penetrated to the substructure of the basement stairs causing rot and presence of wood destroying organisms. Recommend contacting a qualified building contractor to repair door and stair substructure, as necessary, to prevent water from infiltrating the basement. Note that water intrusion creates a conducive condition for wood-destroying organisms.



Photo 16-1

Presence of wood rot and wood destroying insect activity in the supporting members of the stairway leading down into the basement.



Photo 16-2

Wood rot at the base of the exterior entry door leading to the basement. The dog door placed in the lower panel of the door exposes stairwell structure to moisture creating a conducive condition for wood destroying organisms.

- 17)   Fungal rot was found in multiple sections of the floor sheathing. This condition presents weakening of the structural integrity of the floor causing possible collapse of the floor. Recommend consulting a qualified building contractor to evaluate and repair as necessary.



Photo 17-1

Image showing fungal rot in the floor sheathing and improper notching of a floor joist. Recommend consulting a qualified building contractor to repair as per building standards.



Photo 17-2

Another angle of the image showing fungal wood rot in floor sheathing and notch in floor joist.

- 18)   The risers for stairs serving the basement varied in height and poses a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



Photo 18-1

Image showing the varied height of the risers.

-
- 19)   The ceiling height over stairs serving the basement was too low and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



Photo 19-1

Image showing the low ceiling height above the stairs.

-
- 20)   The stringers for the stairway serving the basement are substandard construction. Missing bracing and substandard attachment to the structure creates a safety hazard due to potential collapse. Recommend contacting a qualified building contractor to repair as per standard building practices.



Photo 20-1

Image showing the absence of structural bracing required to secure a stairway stringer.

-
- 21)   Handrails for the stairs serving the basement had no returns installed. Ends of handrails should turn and connect to adjacent walls to prevent objects or clothing from catching on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.

22)  The only entrance/exit to the basement was the basement stairs. While this is common in older homes, modern standards require a secondary escape for use in the event of fire or an emergency. Such entrances/exits should allow entry by emergency personnel and their equipment. It is beyond the scope of this inspection to verify compliance with the current codes, and codes are generally not retroactive. Recommend consulting with a qualified building contractor and/or the local municipal building officials regarding egress guidelines.



Photo 22-1

Image of entry/exit to basement from back yard.

23)  Evidence of prior water intrusion was found in sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines).

Improving perimeter grading.

Repairing, installing or improving underground footing and/or curtain drains.

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.



Photo 23-1

Image showing efflorescence in the foundation wall.

- 24)  Support posts in the basement 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.



Photo 24-1

Image showing a representative example of a post not secured to the beam above.

- 25)  Grates were missing from the drain adjacent to the basin located in the basement. Recommend installing grates where missing, to prevent clogging.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Traversed and viewed from ground.

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Requires repair (see comments below).

Condition of gutters, downspouts and extensions: Requires repair (see comments below).

- 26)  Rubber or neoprene pipe flashings were split and cracked at the north drain vent. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor replace flashings where necessary.



Photo 26-1

Deterioration of the rubber seal at the base of the vent pipe.

- 27)  Extensions such as splash blocks or drain pipes for downspouts at the southeast corner of the structure, were missing and/or substandard. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 27-1

Image representing absence of splash blocks or other methods to direct water away from the building.

28)  Significant amounts of debris have accumulated in gutters located on the west and east sides of the structure. 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.



Photo 28-1

Image showing debris in rain gutters.

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

<http://www.reporhost.com/?MOSS>



Photo 29-1

Image showing moss growth on the roof.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Not inspected because access from the bedroom closet was obstructed by clothing storage.

Condition of roof structure: Not determined (inaccessible or obscured)

Roof structure type: Not determined (inaccessible or obscured)

Ceiling structure: Not determined (inaccessible or obscured)

Condition of insulation in attic (ceiling, skylight chase, etc.): Not determined (inaccessible or obscured)

Ceiling insulation material: Not determined (inaccessible or obscured)

Approximate attic insulation R value (may vary in areas): Not determined (inaccessible or obscured)

Vermiculite insulation present: Not determined

Vapor retarder: Not determined (inaccessible or obscured)

Roof ventilation: Appeared serviceable

Roof ventilation type: Gable end vents, Open soffit vents

30)  Attic spaces were found but not accessed at this property. The inspector attempts to locate attic access points and evaluate attic spaces where possible. When a home is occupied, such access points may be obscured by stored items or furnishings. Home inspection standards of practice do not require inspectors to move stored items, furnishings or personal belongings. If attic access points are made accessible, a qualified person should fully evaluate those attic spaces and roof structures. Refer to image 3-2 above.

Garage or Carport

Limitations: Detached garages do not fall with in home inspection standard of practice. For this reason the detached garage was not inspected.

Type: Detached

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 200

System ground: Not determined, not readily apparent

Condition of main service panel: Requires repair (see comments below).

Location of main service panel: Basement

Location of main disconnect: Breakers at top of main service panel

Ground fault circuit interrupter (GFCI) protection present: No

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: No, recommend installation.

31)   No ground fault circuit interrupter (GFCI) circuit breakers were installed in the panel nor were GFCI outlets installed anywhere inside or outside the building. GFCI breakers or outlets reduce the chance of shock when using equipment in wet areas. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

32)  Arc fault circuit interrupter (AFCI) circuit breakers were not installed in the panel. AFCI breakers reduce the risk of fire by protecting against overheated or arcing receptacles or light fixtures. This is a potential fire hazard. Recommend that a qualified electrician evaluate and repair as necessary.

33)  Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in the main panel. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices. For more information, visit: <http://www.reporthost.com/?DTNB>



Photo 33-1

Image showing multiple neutral conductors bundled together on the neutral bus bar.

34)  Bare wire ends, or wires with a substandard termination, were found in the basement. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.



Photo 34-1

Image confirming that these exposed conductors are energized.

- 35)  Electric receptacle/box located on the south exterior wall was loose and not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires and insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 35-1

Image showing that the exterior outlet is energized. Exterior outlets should be weather protected and GFCI. A qualified electrician should be consulted to repair as soon as possible.

- 36)  A 3-slot electric receptacle located in the living room, was found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.



Photo 36-1

Image of tester showing an open ground.

-
- 37)  Light fixtures located at the rear entrance door to the house and the front door are past their intended service life. Such old components may pose a fire or shock hazard. Recommend consulting with a qualified electrician to determine which components should be replaced with newer, modern components.



Photo 37-1

Image of exterior light fixture that should be replaced with newer, safer fixture.

-
- 38)  Globes or covers for light fixtures were missing at rear door entrance to the structure and, overhead lights in the basement and the office indoors. Recommend replacing as necessary to avoid exposed bulbs.



Photo 38-1

Image representative of light fixtures that are missing lenses.

- 39)  The legend for circuit breakers in the main panel was missing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.



Photo 39-1

Image showing absence of legend on the inside of the panel door.

- 40)  Bulb in light fixture located in the basement was missing. This light fixture couldn't be fully evaluated. Recommend installing a light bulb and lens. If the fixture is inoperable after installing light bulb, recommend contacting a qualified electrician to repair or replace as necessary.



Photo 40-1

Image of tester confirming electrical power to the light fixture.

41) There is unmarked/identified white wire attached to the power bus bar. This poses a shock hazard for electricians doing repairs on the electrical system. Recommend contacting a qualified electrical contractor for repairs per standard building practices.

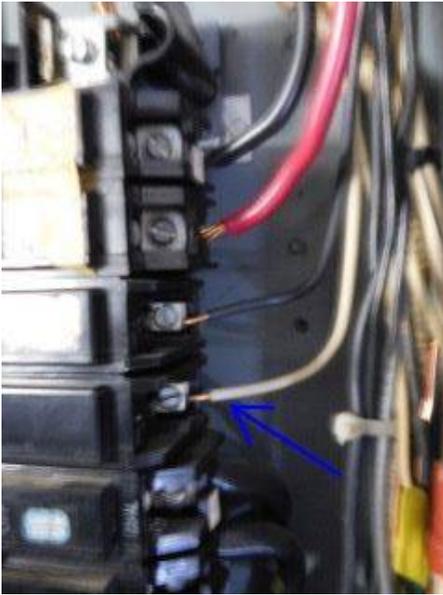


Photo 41-1

Image showing a white conductor attached to a power bus bar.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Water pressure (psi): 75 psi

Location of main water shut-off: Not determined (none found)

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Requires repair (see comments below).

Drain pipe material: Plastic

Condition of waste lines: Requires evaluation (see comments below).

Waste pipe material: Plastic, Cast iron

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic, Galvanized steel

- 42)  Stains were found in waste lines located in the crawl space, but no active leaks were found near the stains. This may indicate that past leaks have occurred. Monitor these areas in the future for leaks or have a qualified plumber evaluate and repair as necessary.



Photo 42-1

Image showing water stains on the waste plumbing.

- 43)  Hose bib located at the southeast corner of structure appeared to be inoperable. No water flowed from the bib because the valve was frozen shut. Recommend contacting a qualified person to replace.



Photo 43-1

Image showing the inoperable hose bib.

44)  This hose bib leaked when tested. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

This bib should be replaced with a frost free bib. Recommend contacting a qualified plumber to replace.



Photo 44-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tankless

Energy source: Natural gas

Estimated age: Rinnai, manufactured in 2011. 5 years old.

Capacity (in gallons): Not applicable

Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 118 F

Condition of venting system: Appeared serviceable

45) This system was installed five years ago and is functioning well. The vent pipe penetrating the exterior wall has open gaps around the pipe. This condition exposes the substructure to moisture intrusion which creates an environment conducive to wood destroying organisms. Recommend sealing with an appropriate caulking material as soon as possible..



Photo 45-1

Image showing the tankless water heater.



Photo 45-2

Image showing the tankless water heater exhaust/intake pipe where open gaps in the siding are present.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Trane XE 90 Furnace

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 2/12/2016

Source for last service date of primary heat source: Service label.

Condition of electric heaters (not forced air): Appeared serviceable

Electric heater type (not forced air): Wall mounted with fan located in the bathroom.

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: Trane, installed 9/13/1999. 17 years old.

Location of forced air furnace: Basement

Forced air system capacity in BTUs or kilowatts: 40,000-80,000 btu's per hour

Condition of furnace filters: Appeared serviceable

Location for forced air filter: At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of controls: Appeared serviceable

- 46)   The furnace exhaust pipe is disconnected from the end cap at the north side of the crawl space. This condition creates a potential health/safety issue since products of combustion are being discharged into the crawl space and then potentially into living spaces through vertical structural passages, alleys or other openings where systems or equipment penetrate into the living space. Recommend contacting a qualified HVAC contractor to repair as per standard building practices.



Photo 46-1

Image showing the furnace exhaust pipe portal through the siding.



Photo 46-2

Image showing the furnace exhaust pipe end cap separated from the exhaust pipe within the crawlspace.

- 47)  Dirt or lint had accumulated on the fins, fan blades and/or motor of the fan-assisted electric wall heater located in the bathroom. This is a potential fire hazard. Recommend that a qualified person clean heaters now and as necessary in the future. Note that the power to heaters must be turned off at the electric panel before cleaning them.

- 48)   The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be in very good condition for its age. Recommend monitoring and prepare to budget for a replacement in the future.

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Not determined (inaccessible or obscured)

Wood-burning fireplace type: Metal pre-fab

49) Inspector unable to inspect the fireplace due to furniture stored in the living room.



Photo 49-1

Image showing furniture blocking the fireplace.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Counters are aged, consider replacement (see comments below).

Condition of sinks and related plumbing: Requires repair, consider replacement (see comments below).

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: N/A (none installed)

Condition of range, cooktop or oven: Not determined

Range, cooktop or oven type: Natural gas

Type of ventilation: Recirculating type.

Condition of refrigerator: Not determined

Condition of built-in microwave oven: Not determined

50)  The exhaust fan over the range recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles not being installed, or problems with duct work. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

- 51)  Countertops and backsplashes made of formica were aged and deteriorated. Recommend replacing as necessary.



Photo 51-1

Image of aged counter tops and backsplash. Transitions from top to backsplash are vulnerable to water intrusion. Because of the age of the top and backsplash, replacement should be considered.

- 52)  The sink was damaged or significantly deteriorated. Recommend that a qualified contractor replace the sink.



Photo 52-1

Image of the worn finish on the sink. Moisture potentially seep through the iron exposing substructure below. Recommend replacing the sink.

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Hall bathroom: Full bath

Condition of counters: No counter installed. Pedestal sink installed.

Condition of flooring: Required repairs, replacement or evaluation (see comments below)

Condition of sinks and related plumbing: Requires repair (see comments below). Tenant stated sink leaks and not to run water.

Condition of toilets: Requires repair (see comments below).

Condition of bathtubs and related plumbing: Requires repair (see comments below).

Condition of shower(s) and related plumbing: Requires repair (see comments below). Diverter not working.

Condition of ventilation systems: Requires repair (see comments below).

Bathroom and laundry ventilation type: Spot exhaust fans, with individual ducts

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

53)  The valves controlling water flow to the shower in the bathroom were hard to operate. Recommend that a qualified person evaluate, repair or replace valves as necessary.

54)  The exhaust fan located in the bathroom was inoperable and the terminus of the ductwork is unknown. Ductwork terminus could not be determined due to limitations accessing the attic. Moisture may accumulate in the bathroom, and possibly the attic if discharged there, resulting in mold, bacteria or fungal growth. Moisture is conducive for wood destroying organisms. Recommend that a qualified person repair or replace fans and ducting as necessary.

55)  Tile and grout flooring in the bathroom was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. This condition creates an environment conducive to wood destroying organisms and should be repaired as soon as possible. Recommend that a qualified contractor repair or replace as necessary.



Photo 55-1

Image with moisture meter at base of toilet indicating moisture level within acceptable range. Water stains, however, indicate past leaks. Recommend repairing deteriorated grout and sealing base of toilet to restrict moisture intrusion into substructure.

- 56)  Fill valve/float mechanism is functioning however it is constructed with a sub- standard mechanism. Mounting bolts are rusted and need to be replaced. Recommend a qualified person repair as necessary.



Photo 56-1

Image showing substandard toilet controls inside the water tank.

- 57)  Caulk around the base of the toilet was missing or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

- 58)  Caulk was missing around the base of the bathtub spout, or there was a gap behind it. Water may enter the wall structure behind the bathtub creating conditions conducive to wood destroying organisms. Recommend that a qualified person repair as necessary to eliminate the gap.

- 59)  Gaps, no caulk, or substandard caulking were found between the bathtub and the floor. Water may penetrate these areas and cause damage to the substructure creating conditions conducive to wood destroying organisms. Recommend that a qualified person re-caulk or install caulking as necessary.

- 60)  The window sill above the bathtub was water-damaged. When bathing water can seep into the substructure of the wall creating a condition conducive to wood destroying organisms. Recommend that a qualified person repair as necessary.

- 61)  The bathtub didn't have a drain stopper. Recommend that a qualified person repair or replace as necessary.

- 62)  The bathtub is worn, blemished or deteriorated. Recommend refinishing or replacing. Contact a qualified plumber to evaluate and repair as necessary.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Requires repair (see comments below).

Exterior door material: Wood

Condition of interior doors: Requires repair (see comments below).

Condition of windows: Requires repair (see comments below).

Type(s) of windows: Wood

Condition of walls and ceilings: Requires repairs (see comments below).

Wall type or covering: Plaster

Ceiling type or covering: Plaster, acoustic spray and tiles

Condition of flooring: Requires repairs (see comments below).

Flooring type or covering: Carpet, vinyl, linoleum, wood or wood products and tile.

63)  Bedrooms located at the north end of the structure had windows that were too high above the floor. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. The base of openings for egress windows should be a maximum of 44 inches above the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. If concerned, have a qualified contractor repair or make modifications per standard building practices. For more information, visit:

<http://www.reporthost.com/?EGRESS>

64)  The rear exterior door is significantly damaged and deteriorated. Recommend that a qualified person replace the door as necessary.

65)  Vinyl, linoleum flooring in the kitchen was damaged and deteriorated. In a wet area, water can seep below the finish and damage the sub-floor creating a conducive condition for wood destroying organisms as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 65-1

Image of the worn finish flooring in the kitchen.

66)  Carpeting in both bedrooms was damaged and deteriorated. Recommend that a qualified contractor replace as necessary.

67)  Bathroom door, pocket door to northwest office and kitchen door wouldn't latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

68)  The finish of the wood flooring located in the livingroom was significantly worn and deteriorated. Recommend consulting with a qualified contractor regarding refinishing the flooring as necessary.



Photo 68-1

Image of the living room flooring.

69)  Tile and grout flooring in the bathroom was deteriorated (e.g. loose or cracked tiles, missing grout). In a wet area, water can damage the sub-floor by seeping under the finish flooring creating a condition conducive to wood destroying organisms. Recommend that a qualified contractor repair as necessary.

REMEMBER TO ASK THE SELLER FOR

- * Paint codes or samples for the paint colors used in and around the house.
- * Records of significant improvements made by the owner on; electrical, plumbing, pest treatment etc.
- * Owners manuals for; appliances, irrigation system, lighting timers, furnace, tankless water heater, thermostat etc.
- * Remote controls for; fireplace (if any).

AP Inspections, LLC appreciates your choosing us for your home inspections needs. Our goal is to help you to make more informed, very important property investment decisions. We certainly hope that we have accomplished this task for you. Don't hesitate to contact us for any questions you may have regarding this report or questions you have related to home care, maintenance or safety concerns. Again, thank you for using AP Inspections, LLC.