



AP Inspections, LLC

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4805 Edwards Way

Anacortes WA 98221-2637

Inspector: Art Perez

Washington State Licensed Home Inspector #1619

WSDA Structural Pest Inspector #93257



Summary

Client(s): **Mr & Mrs Sample**

Property address: **1234 Pleasant Pl.**

Hometown, USA 00001

Inspection date: **Thursday, March 02, 2017**

This report published on Monday, March 13, 2017 11:33:51 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 garage.
- * Water Shut-off in the crawl space, located on the east side of the house.

- * Gas Shut-off at the gas meter, located on the south side of the house.
- * Drain clean-out in the utility closet, located in the basement.



Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	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
	Serviceable	Item or component is in servicable condition
	Comment	For your information


Attic and Roof Structure

12  - The roof structure has inadequate venting. The soffits are not vented as per standard building practices dictate for controlling air circulation in the attic. 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 install vents per standard building practices.



Electric

15   - Light fixtures with fully or partially exposed incandescent bulbs were installed in two storage closets located in the second floor bonus room. There are two such lights in one closet and one in the audio/video storage closet. This is a fire hazard. Flammable stored items can come into contact with hot bulbs, or hot fragments from broken bulbs can fall on combustible materials. Closet lighting should use fluorescent light fixtures or fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. If globes or covers are missing, they should be replaced. Otherwise recommend that a qualified electrician replace closet lights per standard building practices.


Water Heater

18  - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:
<http://www.reporhost.com/?SCALD>

Fireplaces, Stoves, Chimneys and Flues

23   - Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now. Any needed repairs noted in this report should be brought to the attention of the specialist when it's serviced. For more information visit:
<http://www.reporhost.com/?ANGFINSP>

Kitchen

24  - The inspector was unable to determine if the dishwasher's drain line had a high loop or air gap (e.g. drain line not visible). A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. Recommend reviewing the dishwasher's installation instructions, consulting with the property owner and/or having a qualified contractor evaluate further to determine if a high loop and air gap are installed or needed. If not installed, and none is built into the dishwasher, then recommend that a qualified contractor install a high loop and air gap per standard building practices.



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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/Maintain	Recommend repair and/or maintenance
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	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

General Information

Report number: apsample20161111

Time started: 2:20 PM

Present during inspection: Client

Client present for discussion at end of inspection: Yes

Inspector: Art Perez

Weather conditions during inspection: Dry (no rain), Yes

Temperature during inspection: Cool

Ground condition: Damp

Inches of accumulated snow during inspection: 0

Recent weather: Rain, Windy

Overnight temperature: Cold

Inspection fee: \$400.00

Payment method: Check

Buildings inspected: One house

Age of main building: 1 year

Source for main building age: Municipal records or property listing

Front of building faces: Northeast

Main entrance faces: Northeast

Occupied: Yes

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

2) **i** The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Some amount of settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage. Overall performance of the building exterior has not yet been tested by a wide variety of weather conditions.

Also, it is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality to determine if all necessary permits have been approved.

Grounds

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

Condition of fences and gates: Appeared serviceable

Fence and gate material: Wood

Site profile: Stairstepped

Condition of driveway: Appeared serviceable, There is a stress crack at the transition of the steep section of the driveway and where it levels off. This should be monitored for additional movement and brought to the attention of the builder. See photo's below.

Driveway material: Poured in place concrete, exposed aggregate.

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete, exposed aggregate.

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Open, Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Wood, and composite space sheathing.

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood, and composite deck boards.


- 3)  Some patio covers were obscured by wood trim finish work that covered the supporting members at basement and first floor levels and couldn't be fully evaluated.



Photo 3-1

Trim at basement level covering supporting members of the deck.


- 4)  Most areas of the deck substructure were inaccessible due to wood finish material that covers the substructure.. These areas couldn't be evaluated and are excluded from the inspection.



Photo 4-1

View of the trim from the first floor balcony covering the supporting members of the second floor balcony.


- 5)  Minor settlement (e.g. cracks) were found in the driveway, no trip hazards were present. The client should bring to the attention of the builder and monitor for further settlement.



Photo 5-1

Stress crack on the driveway at the transition of where the steep section begins to level off to enter the garage. Right side of the driveway.



Photo 5-2

An image showing the length of the crack, approximately 30" inches long.

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: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Wood, Stone or faux stone veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space, Unfinished basement, Concrete slab

Foundation/stem wall material: Poured in place concrete, Concrete slab on grade

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


- 6)  Snap ties, which are the metal ties that held the foundation forms together when the concrete was poured, have not been removed. The exposed ends of snap ties should be broken off and removed after the concrete cures. This usually causes some concrete around the ties to break loose, and the resultant void is generally filled with hydraulic cement or a non-shrinking grout. When snap ties are left in place, they rust and can allow water to seep through the foundation. Concrete exposed to rust can degrade. Recommend that a qualified person remove snap ties and patch holes with approved materials as necessary and per standard building practices.



Photo 6-1

Located along the west side of the house and inside the unfinished basement.


- 7)  Some foundation walls below the house were obscured by stored items in the basement and crawlspace. The inspector was unable to evaluate these areas and are therefore excluded from this inspection.



Photo 7-1

View of storage against the southwest section of the foundation wall in crawlspace.



Photo 7-2

View of storage against the east section of the foundation wall in crawlspace.

Crawl Space

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 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. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner 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.

Crawl space inspection method: Traversed

Location of crawl space access point: Basement

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: Engineered wood joists

Condition of insulation underneath floor above: Appeared serviceable


Insulation material underneath floor above: Fiberglass roll or batt

Condition of vapor barrier: Appeared serviceable

Vapor barrier present: Yes, Full

Condition of crawl space ventilation: Appeared serviceable

Ventilation type: vents

8)  Water stains were found on wood siding visible from the crawl space at the southwest corner of the structure. There is a large gap in the siding of the house at both the southwest and northwest corners of the structure. These gaps expose the substructure to rain water and moisture which is conducive for wood destroying organisms to propagate. Recommend that a qualified person fill and seal gaps in the exterior siding located at both the southwest and northwest corners of the structure.

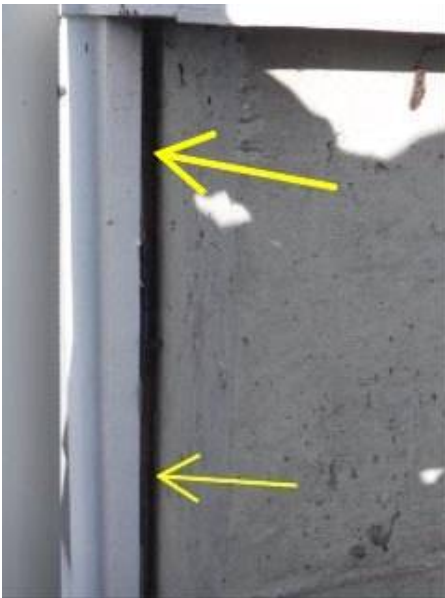


Photo 8-1
View of gap between siding and foundation exposing substructure at the northwest corner of the building.



Photo 8-2
View of gap between siding and foundation exposing wooden substructure at the southwest corner of the building.

Basement

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.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, Glass panel

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: Engineered wood joists

Condition of insulation underneath floor above: Appeared serviceable

Insulation material underneath floor above: Fiberglass roll or batt


9)  Many areas were not evaluated due to lack of access from stored items. These areas are excluded from the inspection.



Photo 9-1

Stored materials in the basement limited access to those areas of the basement and are therefore excluded from the inspection.

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.

Age of roof surface(s): 1 year old.

Roof inspection method: Due to steep pitch of the roof (6/12), it was viewed from the eaves on a ladder, from the ground with binoculars and from windows. The roof surface excluded from this inspection is the Skylight.

Condition of roof surface material: Appeared serviceable

Roof surface material: Fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full


10)  Standing water was observed in the gutter at the northeast corner downspout. Gutters can overflow and cause water to come in contact with the building exterior. This is a conducive condition for wood-destroying organisms. Recommend cleaning northeast corner downspout now and as necessary in the future.



Photo 10-1


11)  Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to roof configuration (steep or very high), the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface.



Photo 11-1

The 6/12 pitch of the roof made conditions too dangerous to traverse.

Attic and Roof Structure

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

Attic inspection method: Partially traversed

Location of attic access point: Bedroom, second floor, Southwest bedroom.

Attic access point was opened, viewed, and partially traversed: Serviceable.

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): R-49

Condition of roof ventilation: Requires repair. There are no soffit vents.

Roof ventilation type: Ridge and soffit vents, however, the soffit vents have not been installed. This is a condition is conducive to wood destroying organisms due to increased levels of moisture in the attic. Ridge vents are designed to work with soffit vents in order for air to move more freely through the attic and reduce moisture.



12)  The roof structure has inadequate venting. The soffits are not vented as per standard building practices dictate for controlling air circulation in the attic. 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 install vents per standard building practices.



Photo 12-1
A view of one portion of the structure representative of the entire structure. No soffit vents installed.



Photo 12-2
Another view of a soffit showing no vents.

13)  All attic areas and roof structures more than 6 feet from attic access point were inaccessible due to lack of permanent walkways and/or limited height. These areas were not evaluated and are excluded from the inspection.

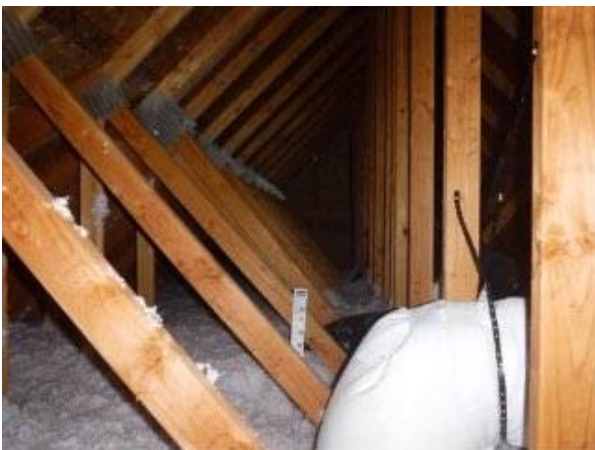


Photo 13-1
Inaccessible areas of the attic due to lack of safe footing.



Photo 13-2
Lack of secure footing in the attic limited the inspection to viewing from the access space.

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Garage

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core, Wood, With visible fire-resistance rating

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, Glass panel

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists


- 14)  Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue. They should be monitored for widening and lengthening.



Photo 14-1

Close-up view of crack in garage floor. To be used to monitor the crack for enlarging.



Photo 14-2

Documenting the existing length of the crack in the garage floor. Monitor cracks in the garage floor for widening and lengthening.

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: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 200

System ground: Concrete encased electrode, Rebar

Condition of main service panel: Appeared serviceable

Location of main service panel: Garage

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

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: Yes

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

Smoke alarm power source(s): Hard wired



15)   Light fixtures with fully or partially exposed incandescent bulbs were installed in two storage closets located in the second floor bonus room. There are two such lights in one closet and one in the audio/video storage closet. This is a fire hazard. Flammable stored items can come into contact with hot bulbs, or hot fragments from broken bulbs can fall on combustible materials. Closet lighting should use fluorescent light fixtures or fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. If globes or covers are missing, they should be replaced. Otherwise recommend that a qualified electrician replace closet lights per standard building practices.



Photo 15-1
Exposed incandescent light bulb fixture in the audio/video cabinet.



Photo 15-2
One of two exposed incandescent light fixtures in the storage closet in bonus room on second floor.


16)  Equipment for a generator system was found. Generators, transfer switches and any associated wiring are excluded from this inspection. Recommend that the client consult with the property owner or review documentation to familiarize themselves with the operation of this system.



Photo 16-1
Transfer switch for generator connection.



Photo 16-2
Outside generator receptacle at southeast corner of garage.

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): 60 - 70 psi

Location of main water meter: By street, front yard

Location of main water shut-off: East side of crawlspace.

Service pipe material: Plastic

Condition of supply lines: Appeared serviceable

Supply pipe material: PEX plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: In the basement utility room closet.

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Condition of fuel system: Appeared serviceable. Gas meter and shut-off are located at the south side of the structure.


17)  Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.



Photo 17-1

Control head for the automatic sprinkler system located at the southeast corner of the garage.

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: 1 year old.

Capacity (in gallons): Manufacturer states 8.5 GPM

Temperature-pressure relief valve installed: Yes

Manufacturer: Rinnai

Model number: RL75

Serial number: FJ CA 104803

Location of water heater: Mechanical room, Basement

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 127 degrees F.

18) + The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:

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



Photo 18-1

Thermostat reading 127 degree water temperature.

19) ✓ One tankless water heater was found at this property. It is beyond the scope of this inspection to determine the adequacy of this system since demand varies significantly with water usage. For example, with simultaneous showers while washing clothes or dishes, etc. During such usage, tankless water heaters may not keep up with demand. This inspection includes a limited evaluation of the water heater to determine the following:

- Does it supply hot water?
- Is the water pressure adequate for the unit (typically minimum 30-50 psi)?
- If fuel-fired, is combustion air and the venting system serviceable?
- Is the wiring for the electric supply safe?
- If required, is a temperature-pressure relief valve and drain line installed?

Any concerns observed related to the above items are noted in this report.



Photo 19-1

Display indicates temperature setting is at 130 degrees F. Temperature setting should be no more than 120 degrees F. to avoid scalding. This is a safety issue and should be adjusted by a qualified person knowledgeable in servicing these units.

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, Furnace

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 09/2016

Source for last service date of primary heat source: Service receipt

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

Forced air heating system fuel type: Natural gas

Forced air heating system manufacturer: Trane

Forced air furnace model #: TUH1B060A9361AA

Forced air furnace serial number: 1435506A2G

Location of forced air furnace: Utility room located in the basement closet.

Forced air system capacity in BTUs or kilowatts: 57,000 BTUH
Condition of furnace filters: Appeared serviceable
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of burners: Appeared serviceable
Condition of combustion air supply: Appeared serviceable
Type of combustion air supply: Intake duct, Vent(s) to exterior
Condition of controls: Appeared serviceable
24 hour automatic ventilation system present: Yes


20)  Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



Photo 20-1

Air filter housing/location.



21)  Electric in-floor radiant heating appeared to be installed in master and second level bathroom flooring. This heating appeared to be operable, but only a limited evaluation was performed because the heating elements are hidden and inaccessible. It can take a long time for these systems to warm up. Evaluating these systems is beyond the scope of a standard home inspection and they are excluded from this inspection. If concerned, consult with the property owner about their operation, review documentation, and have repairs made if necessary.



Photo 21-1
Floor heater control head in master bath.



Photo 21-2
Floor heater control head in second floor bath.

22)  An exhaust fan with a 24 or 12 hour timer was installed and served as a simple ventilation system. The timer can be configured to operate the fan automatically one or more times per day for a set length of time. These fans help reduce moisture and stale air inside the house. Guidelines vary for when and how long such fans should be configured to operate depending on the size of the house, number of occupants and rating of the fan. Recommend reviewing instructions or documentation for the timer and configuring the fan as necessary. The inspector notes these systems when present, but does not determine their adequacy, or if the timer is operable. For more information, visit:

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



Photo 22-1

The timer control for the whole house fan located on the furnace housing in utility closet in basement.

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 gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable

Gas-fired flue type: Direct vent. Vents through the wall behind the fireplace.

23)   Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now. Any needed repairs noted in this report should be brought to the attention of the specialist when it's serviced. For more information visit:

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



Photo 23-1

Direct vent gas fireplace located in living room.



Photo 23-2

Control switch for 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.

Permanently installed kitchen appliances present during inspection: Range, Oven, Dishwasher, Refrigerator, Under-sink food disposal, Microwave oven and beverage refrigerator.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Type of ventilation: Hood over range.

Condition of refrigerator: Appeared serviceable. Beverage refrigerator located in island appears serviceable.

Condition of built-in microwave oven: Appears serviceable, located in the island.



24)  The inspector was unable to determine if the dishwasher's drain line had a high loop or air gap (e.g. drain line not visible). A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. Recommend reviewing the dishwasher's installation instructions, consulting with the property owner and/or having a qualified contractor evaluate further to determine if a high loop and air gap are installed or needed. If not installed, and none is built into the dishwasher, then recommend that a qualified contractor install a high loop and air gap per standard building practices.



Photo 24-1

High loop/air gap drain line not visible.

25)  The microwave oven didn't have a built-in turntable. The client may want to purchase a manually wound turntable such as a "Micro-go-round" for better cooking performance. For more information, visit: <http://www.reporthost.com/?MGR>

26)  The island has a working beverage refrigerator.

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.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: The base of the pedestal sink in the first floor half bathroom unsecured. Recommend that a person knowledgeable in securing the fixture repair.

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable. There is a discolored area on the shower pan floor below the shower head in the master bath. The inspector cannot explain what caused this discoloration or whether it is of any concern at all. It is mentioned as something that was noticed and that it should be monitored for any change in appearance or obvious deterioration.

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Central exhaust fan, with individual ducts

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: No


27)  Caulk around the base of toilets located in the Master, first floor half bath and second floor bath was missing. 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.



Photo 27-1

Toilet in second floor bath missing chalking at base of toilet and representative of conditions present at toilets in master and half bath rooms.


28)  Pedestal base in the first floor half bath is unsecured. To avoid possible damage of fixture, secure the pedestal fixture as recommended by the manufacturer (Kohler) of the appliance.



Photo 28-1

Unsecured pedestal base.


29)  No access or only limited access was available to the back of the clothes washer and dryer, and to utility hook-ups located behind the appliances, due to the counter top installed over the washer and dryer. The inspector normally attempts to determine the presence of a gas vs. electric power supply, the configuration of the stand pipe, whether the dryer exhaust duct is serviceable, etc. Because of the lack of access, the inspector was unable to fully evaluate and/or describe the hook-ups and appliances.



Photo 29-1

Counter top prohibiting inspection behind washer and dryer.

30) Master bathroom shower stall is presenting a discoloration in the pan. The inspector is unsure of the cause of this discoloration. There is no evidence of water leaks below the shower stall as noted from the crawlspace. It appears to be a cosmetic blemish but could possibly be a moisture issue from below the tile. Recommend monitoring for increased migration of the blemish to surrounding tiles on the pan. If blemish grows in size, recommend consulting with a licensed plumbing contractor.



Photo 30-1

Noted blemish in the finish of the master bath shower pan tiles.

Interior, Doors and Windows

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

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, fiberglass or vinyl, glass panel

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Wood or wood products

Condition of stairs, handrails and guardrails: Appeared serviceable

31) 🛠️ Minor cracks were found in ceilings at second floor bath and bonus room. Cracks are common and are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

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

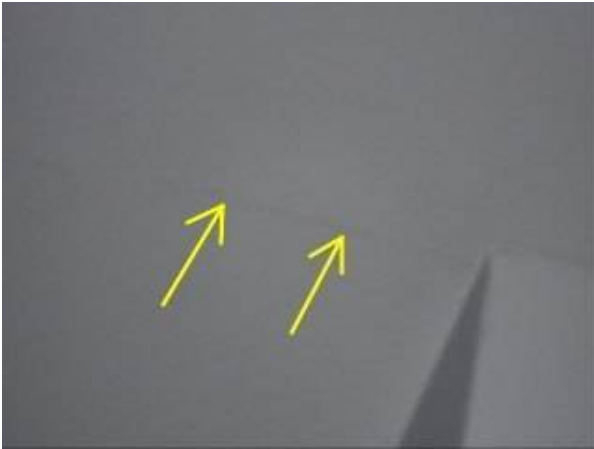


Photo 31-1

Minor crack in ceiling drywall in the second floor bath room.



Photo 31-2

Minor crack in ceiling drywall located in the second floor bonus room.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: Yes, evidence of water staining of wood siding at southwest corner of structure, caused by exposed exterior siding. Clogged rain gutter, presenting standing water, at the northeast corner of the structure. No vents installed in the soffits of the entire structure. Recommend consulting with a licensed building contractor to repair as per existing building standards as soon as possible.

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; decks, electrical, plumbing, pest treatment etc.
- * Owners manuals for; appliances, irrigation system, lighting timers, furnace, whole house ventilation timer, generator transfer switch, tankless water heater, thermostat and fireplace etc.
- * Remote controls for; garage door, fireplace (if any).
- * Minutes for the Homeowners Association meetings for the last 2-3 years.

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