



Building Inspection Report

7940 48th Ave S Seattle, WA

Inspection Date:
8-8-16

Prepared For:
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Report Number:
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Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

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

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

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

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

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

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

Wall / Ceiling Finishes

- **Major Concern, Repair:** Water damage was noted in the laundry room and also in the garage. This fungal growth that was found in both of these locations show signs of what appears to may be mold and should be further consulted by an expert on the topic. Mold is not part of an inspection.

Foundation

- **Improve:** The SE foundation should be further evaluated by a foundation specialist/company for further evaluation and repair as needed.

Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe. A cover should be over the top of the chimney for the b-vent.

Flat Roofing

- **Major Concern, Repair:** The garage roofing is at end of life and should be replaced. Water appears to pond on the membrane. This leads to a shortened life and increased potential for damage if leaks occur. When re-roofing, the roof should be appropriately sloped or drains should be added. Expect to replace this roof soon.
- **Improve:** The roof drains needs improvement and should be cleared and maintained free of debris to reduce roof damage and risk of leaks.
- **Repair:** A coating to provide ultraviolet protection should be provided for the membrane.

Garage

- **Major Concern, Improve:** The detached garage has fungal growth in many locations on the interior. This is signs of roof leakage.
- **Improve:** The Southwest corner is rotted.
- **Improve:** The Northeast corner of the garage has been patched.
- **Improve:** The garage should be painted.

- **Improve:** Signs of vermin were in the garage.
- **Improve:** The window install the South side is substandard in needs correcting.
- **Major Concern:** The structure of the additions on the garage are substandard and amateur. The front wall is leaning. The South wall is installed in his substandard manner. Correct as needed.

Fixtures

- **Repair:** The hose bib is leaking. The kitchen faucet is leaking.

Waste / Vent

- **Repair:** The vent stack is detached on the Southeast corner. This pipe should extend at least 6 inches above the roof and should be at least 2 inches in diameter.

Floors

- **Major Concern, Repair:** The floor structure shows evidence of rot under the bathtub shower area (on a beam and on the subfloor). Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be corrected.

Furnace

- **Major Concern, Repair:** Given the age of the furnace, replacement should be expected soon.
- **Repair:** The dirty air filter should be replaced.

Combustion / Exhaust

- **Major Concern, Repair:** It is suspected that an underground oil storage tank **MAY** exist on the property. If the tank has leaked ***you could face a costly environmental cleanup*** task since the US EPA has indicated that leaky residential oil tanks are an environmental hazard for which Federal spill cleanup regulations could apply. Buried tanks which have not leaked can be opened, cleaned, and filled in-place or they can be removed entirely.

Water Heater

- **Improve:** The water heater is an (14 years) old unit that may be approaching the end of its useful life. It would be wise to replace for a new unit. One cannot predict with certainty when replacement will become necessary.

Fixtures

- **Repair:** The toilet is loose; recommend securing to the floor as needed.
- **Monitor:** The toilet didn't flush each time at the time of the inspection.
- **Repair:** The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
- **Repair:** The hose bib is leaking.
- **Improve:** The kitchen faucet is leaking.
- **Monitor:** The bathtub is chipped.
- **Improve:** The shower walls shows signs of amateur installation. Caulking is missing in some areas. Rot found in the crawl space underneath. Repair or replace as needed.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Monitor:** The installation of the supply piping show signs of amateur work in various locations.

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.
- **Improve:** The directory is incomplete.
- **Safety Issue, Improve:** The main distribution panel shows signs of amateur work and **should be further evaluated by a licensed electrician and corrected as needed prior to close.**

Distribution Wiring

- **Repair:** Wiring exposed on interior finishes of the garage should be relocated or protected by a rigid conduit.

- **Improve:** The wiring to the exterior West wall garage lights went through the wall to an interior outlet. This should be further evaluated by a licensed electrician and corrected as needed.

Auxiliary Panel(s)

- **Repair:** Oversized breakers within the garage auxiliary panel should be further evaluated by a licensed electrician and corrected as needed prior to close.
- **Improve:** One of the breakers was turned off labeled OL? The directory is incomplete. **The electrical panel should be further evaluated by a licensed electrician as well.**

Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired in various locations. In some cases a ground wire may be present in the electrical box and simply needs to be connected. A grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.

Lights

- **Repair:** The middle bedroom fan is missing a pull string.
- **Improve:** The NE ceiling fan is noisy.
- **Improve:** The living room ceiling fan is wobbly and the bulb is out.

THE SCOPE OF THE INSPECTION

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

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

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Crawl Space Configuration
Columns:	•Wood
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Rafters
Roof Structure:	•Rafters

STRUCTURE OBSERVATIONS



SE corner



rot under shower



rot on joist under tub



front brick settling

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Improve:** The SE foundation should be further evaluated by a foundation specialist/company for further evaluation and repair as needed.

Floors

- **Major Concern, Repair:** The floor structure shows evidence of rot under the bathtub shower area (on a beam and on the subfloor). Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be corrected.

Crawl Space

- **Monitor:** There is evidence of past water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see Exterior and/or Roof). This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.
- **Repair:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.
- **Repair:** There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted for treatment and control advice.
- **Repair:** Damaged ductwork in the crawl space should be repaired. Improper duct work increases heating/cooling costs and can also cause building damage.
- **Repair:** The exposed form boards should be removed from the crawl space walls. This condition risks rot and wood boring insect damage.

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common.

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Single Ply Membrane
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Plastic •Downspouts discharge below grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS



Chimney caps needed



garage roofing

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Monitor:** The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.
- **Improve:** There's a leak at the front gutter.
- **Improve:** The rear downspout needs improvement signs of amateur work present.
- **Improve:** Adding a downspout to the detached South wall garage is recommended.

Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

- **Improve:** A cover should be over the top of the chimney for the b-vent.

Flat Roofing

- **Major Concern, Repair:** The garage roofing is at end of life and should be replaced. Water appears to pond on the membrane. This leads to a shortened life and increased potential for damage if leaks occur. When re-roofing, the roof should be appropriately sloped or drains should be added. Expect to replace this roof soon.
- **Improve:** The roof drains needs improvement and should be cleared and maintained free of debris to reduce roof damage and risk of leaks.
- **Repair:** A coating to provide ultraviolet protection should be provided for the membrane.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Vinyl Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Vinyl-Covered
Entry Driveways:	•Asphalt •Concrete •Gravel
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Wood
Retaining Walls:	•Stone
Fencing:	•Wood •Chain Link

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Major Concern, Repair:** The wood siding on the garage should be painted to preserve the building.
- **Repair:** The siding is damaged various locations.
- **Improve:** The crawlspace access was under the back steps. By design it is inset and the wood is starting to rot, this should be corrected as needed. Also the drain tile is broken without a proper covering, correct as needed.
- **Repair:** The exterior underneath the back sliding door needs improvement.
- **Improve:** The South East landing has settled and pulled away from the house. This area has openings along the exterior and rot, correct as needed. The threshold should also be supported.
- **Safety Issue:** The walkway in the SE area represents a trip hazard.

Driveway

- **Repair:** The driveway drain is insufficient. A larger drain spanning the width of the driveway is recommended. Drive runoff must be directed away from the building to avoid water entry/damage.
- **Improve: Monitor:** The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.

Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Improve:** The front eave above the entry should be sealed under the roofing (see picture). The roof soffit is rotted.

Windows

- **Repair:** The windows require caulking.
- **Improve:** The rear window trim should be painted.

Garage

- **Major Concern, Improve:** The detached garage has fungal growth in many locations on the interior. This is signs of roof leakage.
- **Improve:** The Southwest corner is rotted.
- **Improve:** The Northeast corner of the garage has been patched.
- **Improve:** The garage should be painted.
- **Improve:** Signs of vermin were in the garage.
- **Improve:** The window install the South side is substandard in needs correcting.
- **Major Concern:** The structure of the additions on the garage are substandard and amateur. The front wall is leaning. The South wall is installed in his substandard manner. Correct as needed.

- **Improve: Monitor:** The floating floor on the South side of the garage may have concealed damage or rot.
- **Monitor:** The metal garage door is rusted.
- **Improve: Improve:** Sealing all openings on the Southwest wall is recommended.
- **Improve:** The heater in the garage was old and dirty.
- **Improve:** The ceiling fan about have exposed wiring area.

Lot Drainage

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

Exterior Walls

- **Repair:** Wood/soil contact at the base of the Southeast garage siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage, recommend 6 to 8 inches of clearance from the siding to finish grade.

Landscaping

- **Repair:** Tree branches and shrubs should be trimmed away from the house to avoid damage to the building.
- **Repair:** The proximity of the tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree.

Exterior Walls

- **Monitor: Improve:** Cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Both gates were locked on the fencing.
- Storage in the garage restricted the inspection.
- Interior finishes and/or insulation restricted the inspection of the garage.
- Automobile(s) in the garage restricted the inspection.

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

Electrical

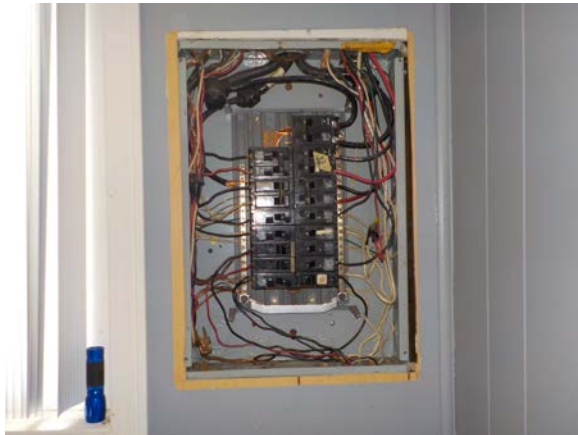
DESCRIPTION OF ELECTRICAL

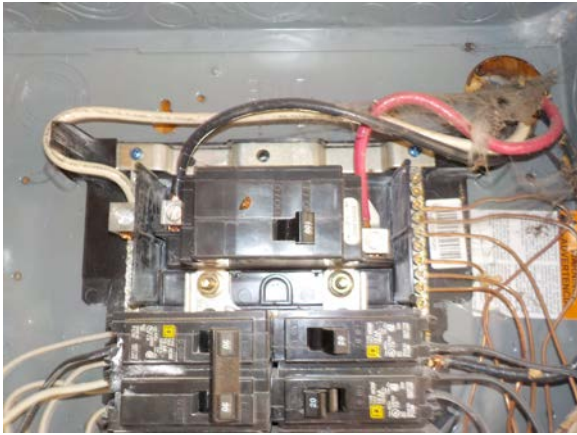
Wiring Method:	• Non-Metallic Cable "Romex" • Fabric-Covered
Size of Electrical Service:	• 120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	• Overhead
Switches & Receptacles:	• Grounded
Ground Fault Circuit Interrupters:	• Bathroom(s)

ELECTRICAL OBSERVATIONS



primary panel





smaller than 100 Amp gauge on sub panel



sub panel

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Improve:** The directory is incomplete.
- **Safety Issue: Improve:** The main distribution panel shows signs of amateur work and should be further evaluated by a licensed electrician and corrected as needed prior to close.

Distribution Wiring

- **Repair:** Wiring exposed on interior finishes of the garage should be relocated or protected by a rigid conduit.
- **Improve:** The wiring to the exterior West wall garage lights went through the wall to an interior outlet. This should be further evaluated by a licensed electrician and corrected as needed.

Auxiliary Panel(s)

- **Repair:** Oversized breakers within the garage auxiliary panel should be further evaluated by a licensed electrician and corrected as needed prior to close.
- **Improve:** One of the breakers was turned off labeled OL? The directory is incomplete. The electrical panel should be further evaluated by a licensed electrician as well.

Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired in various locations. In some cases a ground wire may be present in the electrical box and simply needs to be connected. A grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.

Lights

- **Repair:** The middle bedroom fan is missing a pull string.
- **Improve:** The NE ceiling fan is noisy.

- **Improve:** The living room ceiling fan is wobbly and the bulb is out.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS



furnace



oil fuel lines in crawl space

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Major Concern, Repair:** Given the age of the furnace, replacement should be expected soon.
- **Repair:** The dirty air filter should be replaced.

Combustion / Exhaust

- **Major Concern, Repair:** It is suspected that an underground oil storage tank **MAY** exist on the property. If the tank has leaked *you could face a costly environmental cleanup* task since the US EPA has indicated that leaky residential oil tanks are an environmental hazard for which Federal spill cleanup regulations could apply. Buried tanks which have not leaked can be opened, cleaned, and filled in-place or they can be removed entirely.

Supply Air Ductwork

- **Repair:** No heat supply was found in the upper bedroom.

LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

NA

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Crawl Space Insulation:	•Not Visible
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Soffit Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen

INSULATION / VENTILATION OBSERVATIONS



crawl space ductwork

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Crawl Space

- **Improve:** Insulation improvements to the floor above the crawl space may be desirable, depending on the anticipated term of ownership.
- **Repair:** Plumbing pipes within the crawl space should be insulated to protect them from freezing.
- **Repair:** Ductwork within the crawl space should be better insulated.
- **Improve:** The moisture (vapor) barrier in the crawl space floor should be adjusted to cover all areas of exposed soil.
- **Repair:** There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted for treatment and control advice.

Attic / Roof

- **Repair, Safety Issue:** *Recessed lights can pose a fire hazard if not specifically designed for installation in an insulated ceiling.* It is recommended that a licensed electrician be contacted to further evaluate these light fixtures.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Interior Supply Piping:	•Copper •Steel Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Copper •Steel
Water Heater:	•Electric •Approximate Capacity (in gallons): 50
	•Manufacturer: State 2002

PLUMBING OBSERVATIONS



hot water heater

RECOMMENDATIONS / OBSERVATIONS

Waste / Vent

- **Repair:** The vent stack is detached on the Southeast corner. This pipe should extend at least 6 inches above the roof and should be at least 2 inches in diameter.

Water Heater

- **Improve:** The water heater is an (14 years) old unit that may be approaching the end of its useful life. It would be wise to replace for a new unit. One cannot predict with certainty when replacement will become necessary.

Fixtures

- **Repair:** The toilet is loose; recommend securing to the floor as needed.
- **Monitor:** The toilet didn't flush each time at the time of the inspection.
- **Repair:** The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
- **Repair:** The hose bib is leaking.
- **Improve:** The kitchen faucet is leaking.
- **Monitor:** The bathtub is chipped.
- **Improve:** The shower walls shows signs of amateur installation. Caulking is missing in some areas. Rot found in the crawl space underneath. Repair or replace as needed.
- **Improve:** Expose wiring found in the bathroom.

Supply Plumbing

- **Monitor:** Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Monitor:** The installation of the supply piping show signs of amateur work in various locations.

LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:

•Drywall •Paneling

Floor Surfaces:

•Carpet •Vinyl/Resilient •Wood

Window Type(s) & Glazing:

•Sliders •Double Glazed

Doors:

•Wood-Hollow Core •Metal

INTERIOR OBSERVATIONS



fungal growth in garage



fungal growth in laundry

RECOMMENDATIONS / OBSERVATIONS

Kitchen Cabinets

- **Monitor:** The installation of the kitchen cabinets is relatively low quality. Improvement may ultimately be desirable. The Lazy Susan hits the side of the cabinet.

Wall / Ceiling Finishes

- **Major Concern: Repair:** Water damage was noted in the laundry room and also in the garage. This fungal growth that was found in both of these locations show signs of what appears to may be mold and should be further consulted by an expert on the topic. Mold is not part of an inspection.
- **Monitor:** Textured or “popcorn” ceiling material was visible. Asbestos detection or testing is beyond the scope of this inspection.
- **Monitor:** An apparent water staining was noted in the West closet of the above bedroom.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
- **Improve:** The sliding glass screen door could be improved to operate freely.
- **Improve:** The Southeast door is difficult to unlock.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a railing be provided for the upstairs stairway.
- **Safety Issue:** The lower bedroom steps are a trip hazard.

Windows

- **Monitor:** The window means of egress in the upper bedroom is questionable. The height of the window is above the safety standard.

Floors

- **Monitor:** Floor slopes are apparent.
- **Repair:** The tile floor is loose and/or cracked in the laundry room.
- **Monitor:** The carpet is stained.
- **Repair:** The kitchen dining room installation of the trim is incomplete.
- **Improve: Monitor:** The carpet is damaged.

LIMITATIONS OF INTERIOR INSPECTION

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

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

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range •Dishwasher •Waste Disposer •Refrigerator

Other Components Tested:

•Kitchen Exhaust Hood

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Waste Disposer

- **Repair:** The waste disposer has seized. The unit attempts to respond when the power is switched on but does not begin to operate and trips the breaker.

Clothes Dryer

- **Repair:** The clothes dryer exhaust vent pipe should be cleaned.

Dishwasher

- **Repair:** The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.

Kitchen Exhaust Hood

- **Repair:** The kitchen exhaust hood fan should, ideally, discharge to the building exterior. Currently it's not it's coming out the front.

Microwave Oven

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

Oven

- **Repair:** the front rights element in the oven is inoperative.

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Masonry Firebox

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation. The mantel is loose.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

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