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HOME INSPECTOR #1604

PREFERRED
HOME INSPECTIONS INC.

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PREFERRED HOME INSPECTIONS INC



Summary

Client(s): **John Q Public**
Property address: **123 Main St.**
Everywhere USA
Inspection date: **Friday, February 26, 2016**

This report published on Friday, February 10, 2017 5:25:38 AM AKST

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.

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
Visual Limitations	Item or component is in servicable condition
Comment	For your information

Grounds

2 Safety, Repair/Replace - Flashing appeared to be missing from above deck porch ledger boards. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit:

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

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



Photo 2-1

Missing ledger flashing

4 Evaluate, Visual Limitations - Due to lack of clearance under the deck, inspector was not able to determine connection of ledger board to house being adequate or the condition of the substructure other than it appears to be made of treated lumber with concrete post supports. Recommend further evaluation by a qualified party to confirm above conditions.

Exterior and Foundation

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

Some areas of siding on this structure showed symptoms described above and need replacement and/or. The Bay window on East side at bottom 1 foot. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

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

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



Photo 7-1
Excessive moisture reading at bay window siding.



Photo 7-2
Area of damaged siding.

Garage or Carport

10 Repair/Replace, Evaluate, Visual Limitations - The OSB siding material on the south elevation was saturated with water and has rot present. There is also presence of insect infestation at the electrical panel on same wall at interior. Recommend removal of damaged OSB siding at said elevation and further evaluation upon removal of sheathing and structural framing members by a qualified party. Also recommend having a licensed pest inspection contractor further evaluate and treat infested area after removal of rotted materials.



Photo 10-1



Photo 10-2
Rotten wood should be removed from area as well as the damaged siding and trim.



Photo 10-3
Carpenter ants found inside garage

11 Repair/Replace, Visual Limitations - Damaged fascia and barge due to previous storm. Sheathing is showing signs of water damage, mildew on underside at eaves. This is conducive to rot. Recommend repair and replacement of damaged areas by qualified

contractor.



Photo 11-1
Damaged area of roof sheathing and trim.

12 Repair/Replace - The entry door to detached garage has rot present at the bottom of each side jamb. This can lead to further water intrusion into structural members causing failure of door framing and lead to further rot and insect infestation. Recommend removal and replace by a qualified contractor.



Photo 12-1
Rot at door jambs

Roof

14 Repair/Replace - Rubber or neoprene pipe flashings were split or cracked. 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 14-1
Bad neoprene seal



Photo 14-2
Rusting plumbing vent roof jack

18 Evaluate - The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."

Kitchen

19 Repair/Replace - The clearance between the stove top and the base of the exhaust hood above was too low. While the recommended height varies per the hood manufacturer, standards usually call for a minimum of 24 inches of clearance. A low hood height can restrict visibility of the stove top. Recommend that a qualified contractor repair per standard building practices.



Photo 19-1

Microwave too close to range cooktop

Interior, Doors and Windows

23 Repair/Replace, Repair/Maintain - Cracks were found at interior-wall and ceiling junctions. Based on the cracks not appearing at exterior walls, these cracks are likely due to "truss uplift." Trusses are engineered, prefabricated assemblies (normally shaped like triangles) that replace rafters and ceiling beams in the roof structure. Truss uplift can occur when moisture content in the trusses' top chords differs significantly than in the bottom chords. This commonly happens during the winter when the bottom chords are kept warm and dry since they're normally buried in insulation and located next to the heated ceiling. The top chords are exposed to cold, moist air in the attic. In this condition, the bottom chords can shrink while the top chords can swell. This results in the bottom chord distorting, or being pulled upwards. If this happens, the drywall ceiling attached to the trusses' bottom chords can pull up and away from the drywall attached to the walls. If the walls are securely nailed to the trusses, walls can even lift off the floors, resulting in gaps in baseboard trim.

Various methods exist to prevent truss uplift including installing L-shaped truss clips and removing fasteners from ceiling drywall near interior partitions. These solutions may be a significant effort. Another option is to apply elastic crack coatings and then repair the drywall. In most cases, truss uplift is a cosmetic concern rather than a structural concern. For more information visit:

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

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

Water Heater

27 Repair/Replace - The water heater tank appeared to be leaking. This is an indication that the water heater has failed and is at the end of its service life. A qualified plumber should replace the water heater.



Photo 27-1

Heating, Ventilation and Air Condition (HVAC)

28 Repair/Maintain, Evaluate - The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. If this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

30 Evaluate, Comment - The furnace heating system was not fully evaluated because the Tankless W/H was being replaced at time of inspection.. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

Plumbing / Fuel Systems

32 Safety, Repair/Maintain - There was no noticeable electrical bonding for gas line or plumbing. This could result in electrical shock in certain circumstances. Recommend further evaluation by a qualified plumbing and or HVAC contractor to add bonding.

33 Repair/Replace - No sediment trap was installed in the gas supply line at the furnace. Sediment traps prevent damage to gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard building practices.

35 Maintain, Evaluate - Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) 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. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

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

36 Evaluate - Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies 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. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated.

Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

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

37 Evaluate - Based on information provided to the inspector, the water supply to this property is from a shared or community well. 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. Recommend that the client review the recorded agreements regarding the well, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the water system. If no shared well agreement exists, access to the well water supply will be uncertain. Also recommend the following:

- That a qualified well contractor fully evaluate the well, including a conducting a pump/flow test
- That the well water be tested per the client's concerns (e.g. coliforms, pH, contaminants)
- Research the well's history (e.g. how/when constructed, how/when maintained or repaired)
- If the well is not on the client's property, verify that the well's property owner does not harm the well water's quality through land use practices
- Document the current well capacity and water quality for future reference

38 Evaluate - A sewage ejector pump was installed on the premises. 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. These systems are typically sealed and involve moving parts. They are subject to clogging and/or damage from disposal of items such as disposable diapers and sanitary napkins. Recommend that this pump and related equipment (piping, valves, etc.) be evaluated by a qualified plumber and repaired if necessary. This should be done per the manufacturer's recommendations in the future, or annually if unable to verify the manufacturer's recommendations. Typically, these pumps have a lifespan of 7-10 years. For more information, visit:

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

Electric

39 Safety, Repair/Replace, Evaluate - Electric receptacles at the home had no visible arc fault circuit interrupter (AFCI) protection. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:

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

40 Safety, Repair/Replace - Neutral and equipment ground wires were bonded (connected) at sub-panel(s) # C. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices. For more information, visit:

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

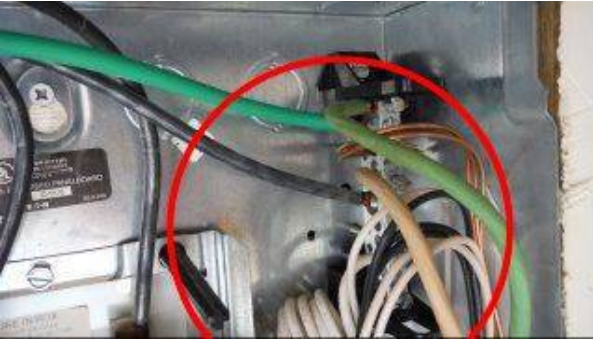


Photo 40-1

Attic and Roof Structure

41 Safety, Repair/Maintain - The plumbing vent for the kitchen was disconnected in the attic space. This can allow moisture from the plumbing system an rain water to enter the attic area and create conducive conditions for microbial growth and condensation. It can also allow the leaking of methane gases to enter the attic space. Recommend having a qualified party re-attach the fittings with ABS glue.



Photo 41-1
Microbial staining from unconnected vent stack



Photo 41-2
Disconnected vent stack

Crawl Space

42 Safety, Repair/Maintain - There were 2 paper wasps nest in the crawl space at the south elevation foundation vents. They appears to either be empty or dormant at the time of inspection. Recommend having a qualified pest removal contractor or qualified party remove them before re-infestation.



Photo 42-1



Photo 42-2

43 Repair/Replace - Insulation was damaged or deteriorated, apparently by rodents and a prior water leak at plumbing drain for tub. This may result in reduced energy efficiency. Recommend that a qualified person replace insulation as necessary. For sanitary reasons

and to reduce odors from rodent waste, consider having all insulation replaced.

44 Repair/Replace - Several crawl space vents were below grade, no wells were installed. Vent wells should be installed when vents are at or near grade to prevent debris from blocking vents and/or water from entering vents. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person install, replace or repair vent wells per standard building practices.



Photo 44-1

Install vent well here

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Property Inspection Report

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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
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
Visual Limitations	Item or component is in servicable condition
Comment	For your information

General Information

Report number: 5/2016
Time started: 8:45 a.m.
Time finished: 12:45
Present during inspection: Property owner
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Cool
Inspection fee: free
Type of building: Single family
Buildings inspected: One house
Number of residential units inspected: 1
Age of main building: 1997
Source for main building age: Property owner
Front of building faces: West
Main entrance faces: West
Occupied: Yes

1) Comment - Some areas and items at this property were obscured by . 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.

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: fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, 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: Appeared serviceable
Driveway material: Gravel
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Wood
Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

2) Safety, Repair/Replace - Flashing appeared to be missing from above deck porch ledger boards. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit:

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

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



Photo 2-1

Missing ledger flashing

3) Maintain - Wooden deck or porch surfaces and/or built-in seating were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:

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

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

4) Evaluate, Visual Limitations - Due to lack of clearance under the deck, inspector was not able to determine connection of ledger board to house being adequate or the condition of the substructure other than it appears to be made of treated lumber with concrete post supports. Recommend further evaluation by a qualified party to confirm above conditions.

5) Comment - This property was accessed by a driveway or private road shared with nearby properties. Shared driveways or private roads are excluded from this inspection. Comments in this report related to them are made as a courtesy only and are not meant to be a substitute for a evaluation by a specialist if repairs are needed. Recommend that the client review the recorded agreements regarding the driveway, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the driveway.

6) Comment - Minor deterioration (e.g. cracks) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

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 fiber

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space

Foundation/stem wall material: Poured in place concrete

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

7) Repair/Maintain, Evaluate - This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana

Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or. The Bay window on East side at bottom 1 foot. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

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

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



Photo 7-1
Excessive moisture reading at bay window siding.



Photo 7-2
Area of damaged siding.

8) Maintain - At the LP gas regulator penetration through bellyband at the North elevation, there is a gap. This can lead to water intrusion and rot. Recommend filling gap with caulking.

9) Maintain - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation 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 pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 9-1
Vegetation too close to siding

Garage or Carport

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

Type: Detached

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

10) Repair/Replace, Evaluate, Visual Limitations - The OSB siding material on the south elevation was saturated with water and has rot present. There is also presence of insect infestation at the electrical panel on same wall at interior. Recommend removal of damaged OSB siding at said elevation and further evaluation upon removal of sheathing and structural framing members by a qualified party. Also recommend having a licensed pest inspection contractor further evaluate and treat infested area after removal of rotted materials.



Photo 10-1



Photo 10-2

Rotten wood should be removed from area as well as the damaged siding and trim.



Photo 10-3

Carpenter ants found inside garage

11) Repair/Replace, Visual Limitations - Damaged fascia and barge due to previous storm. Sheathing is showing signs of water damage, mildew on underside at eaves. This is conducive to rot. Recommend repair and replacement of damaged areas by qualified contractor.

**Photo 11-1**

Damaged area of roof sheathing and trim.

12) Repair/Replace - The entry door to detached garage has rot present at the bottom of each side jamb. This can lead to further water intrusion into structural members causing failure of door framing and lead to further rot and insect infestation. Recommend removal and replace by a qualified contractor.

**Photo 12-1**

Rot at door jambs

13) Comment - Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

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

Condition of roof surface material: Near, at or beyond service life

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of gutters, downspouts and extensions: Appeared serviceable

14) Repair/Replace - Rubber or neoprene pipe flashings were split or cracked. 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 14-1
Bad neoprene seal



Photo 14-2
Rusting plumbing vent roof jack

15) Repair/Maintain - There were some missing tabs and ridge cap on roof and the barge fascia tails are unprotected. This allows potential leaks and conducive conditions for wood-destroying organisms. Recommend having a qualified party repair missing shingles and ridge and add either a flashing or roofing material tab at the rafter tails.



Photo 15-1



Photo 15-2

16) Maintain - 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>

17) Maintain - There were bees nests in several vent fan terminations at the roof. This was impeding the amount of exhaust and hindering the damper action. Recommend having a qualified party remove screens and clean out the nests or remove and replace entire termination vent caps if necessary.



Photo 17-1
Abandoned bees nests

18) Evaluate - The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."

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: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Electric

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

19) Repair/Replace - The clearance between the stove top and the base of the exhaust hood above was too low. While the recommended height varies per the hood manufacturer, standards usually call for a minimum of 24 inches of clearance. A low hood height can restrict visibility of the stove top. Recommend that a qualified contractor repair per standard building practices.



Photo 19-1

Microwave too close to range cooktop

20) Repair/Maintain - Gaps, no caulk, or substandard caulking were found between countertops and backsplashes and/or around the sink. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 20-1

Substandard caulking

21) Comment - The sink had minor wear, blemishes or deterioration.

22) - Kitchen sink is plumbed with a double P-trap. This can restrict the flow of the drain. Recommend having a qualified plumber repair drain set up to current codes.



Photo 22-1

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.

Location #A: Full bath, first floor, west

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below), Cover for tub stopper kept falling off

Bathroom and laundry ventilation type: Spot exhaust fans

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

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.

Exterior door material: Metal

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl

Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Wood or wood products

23) Repair/Replace, Repair/Maintain - Cracks were found at interior-wall and ceiling junctions. Based on the cracks not appearing at

exterior walls, these cracks are likely due to "truss uplift." Trusses are engineered, prefabricated assemblies (normally shaped like triangles) that replace rafters and ceiling beams in the roof structure. Truss uplift can occur when moisture content in the trusses' top chords differs significantly than in the bottom chords. This commonly happens during the winter when the bottom chords are kept warm and dry since they're normally buried in insulation and located next to the heated ceiling. The top chords are exposed to cold, moist air in the attic. In this condition, the bottom chords can shrink while the top chords can swell. This results in the bottom chord distorting, or being pulled upwards. If this happens, the drywall ceiling attached to the trusses' bottom chords can pull up and away from the drywall attached to the walls. If the walls are securely nailed to the trusses, walls can even lift off the floors, resulting in gaps in baseboard trim.

Various methods exist to prevent truss uplift including installing L-shaped truss clips and removing fasteners from ceiling drywall near interior partitions. These solutions may be a significant effort. Another option is to apply elastic crack coatings and then repair the drywall. In most cases, truss uplift is a cosmetic concern rather than a structural concern. For more information visit:

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

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

24) Repair/Maintain, Minor Defect - Minor cracks, nail pops and/or blemishes were found in walls and ceilings in several areas. Cracks and nail pops are common, 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 24-1

25) Repair/Maintain - Deadbolt on the southwest door was inoperable. Recommend that a qualified person repair as necessary.

Southwest entry door needs jamb strike installed



Photo 25-1

Southwest door deadbolt strike missing

26) Repair/Maintain - The master bedroom closet door wouldn't latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

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: Required repair, replacement and/or evaluation (see comments below)

Type: Integral with heating system, tankless

Energy source: Propane

Estimated age: 6yrs.

Capacity (in gallons): Not applicable

Temperature-pressure relief valve installed: Yes

Location of water heater: Laundry room

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 118

27) Repair/Replace - The water heater tank appeared to be leaking. This is an indication that the water heater has failed and is at the end of its service life. A qualified plumber should replace the water heater.



Photo 27-1

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, over hot water coils.

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: not known.

Forced air heating system fuel type: LP fired tankless W/H to coils in furnace

Estimated age of forced air furnace: 20 yrs

Location of forced air furnace: Crawl space

Condition of furnace filters: Required replacement

Location for forced air filter(s): At end of air handler

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: Building exterior, east

Type: Split system

28) Repair/Maintain, Evaluate - The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. If this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

29) Minor Defect - Insulation on A/C line set is deteriorating. This could affect efficiency of cooling. Recommend having a qualified HVAC contractor repair as necessary.



Photo 29-1
Insulation deteriorating

30) Evaluate, Comment - The furnace heating system was not fully evaluated because the Tankless W/H was being replaced at time of inspection.. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

31) Comment - The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

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: Shared well

Location of main water shut-off: Building exterior, southeast corner

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: No

Sewage ejector pump installed: Yes

Condition of sewage ejector pump: Not determined (inaccessible or obscured)

Visible fuel storage systems: Above ground, propane tank

32) Safety, Repair/Maintain - There was no noticeable electrical bonding for gas line or plumbing. This could result in electrical shock in certain circumstances. Recommend further evaluation by a qualified plumbing and or HVAC contractor to add bonding.

33) Repair/Replace - No sediment trap was installed in the gas supply line at the furnace. Sediment traps prevent damage to gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard building practices.

34) Repair/Maintain - The two hose bibs at the exterior had minor issues, the northwest hose bib bonet is leaking, possibly needs tightening, the southeast hose bib is missing the vacuum breaker cap. Recommend having a qualified plumber repair

**Photo 34-1**

Southeast hose bib missing vacuum breaker cover

35) Maintain, Evaluate - Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) 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. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

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

36) Evaluate - Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies 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. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

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

37) Evaluate - Based on information provided to the inspector, the water supply to this property is from a shared or community well. 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. Recommend that the client review the recorded agreements regarding the well, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the water system. If no shared well agreement exists, access to the well water supply will be uncertain. Also recommend the following:

- That a qualified well contractor fully evaluate the well, including a conducting a pump/flow test
- That the well water be tested per the client's concerns (e.g. coliforms, pH, contaminants)
- Research the well's history (e.g. how/when constructed, how/when maintained or repaired)
- If the well is not on the client's property, verify that the well's property owner does not harm the well water's quality through land use practices
- Document the current well capacity and water quality for future reference

38) Evaluate - A sewage ejector pump was installed on the premises. 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. These systems are typically sealed and involve moving parts. They are subject to clogging and/or damage from disposal of items such as disposable diapers and sanitary napkins. Recommend that this pump and related equipment (piping, valves, etc.) be evaluated by a qualified plumber and repaired if necessary. This should be done per the manufacturer's recommendations in the future, or annually if unable to verify the manufacturer's recommendations. Typically, these pumps have a lifespan of 7-10 years. For more information, visit:

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

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

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Condition of sub-panel(s): Appeared serviceable

Location of main service panel #A: Laundry room

Location of sub-panel #C: Garage

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

Branch circuit wiring type: Copper

Ground fault circuit interrupter (GFCI) protection present: Yes, Exterior GFCI outlet at the northeast corner would not trip recommend replacing receptacle.

Arc fault circuit interrupter (AFCI) protection present: No

39) Safety, Repair/Replace, Evaluate - Electric receptacles at the home had no visible arc fault circuit interrupter (AFCI) protection. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:

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

40) Safety, Repair/Replace - Neutral and equipment ground wires were bonded (connected) at sub-panel(s) # C. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices. For more information, visit:

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

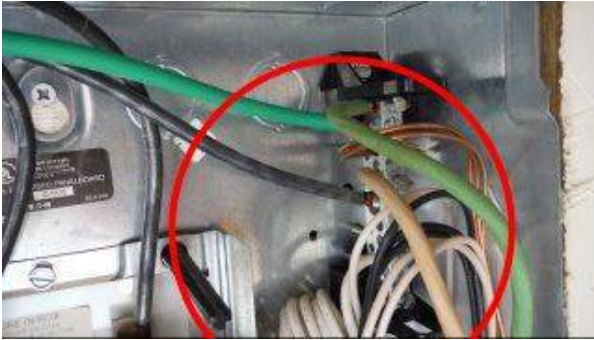


Photo 40-1

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

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-38

Vermiculite insulation present: None visible

Vapor retarder: None

Roof ventilation type: Box vents (roof jacks), Enclosed soffit vents

41) Safety, Repair/Maintain - The plumbing vent for the kitchen was disconnected in the attic space. This can allow moisture from the plumbing system an rain water to enter the attic area and create conducive conditions for microbial growth and condensation. It can also allow the leaking of methane gases to enter the attic space. Recommend having a qualified party re-attach the fittings with ABS glue.



Photo 41-1

Microbial staining from unconnected vent stack



Photo 41-2

Disconnected vent stack

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. Access points may be obscured or otherwise hidden by furnishings or stored items. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

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, "rat slab" (thin concrete slab)

Condition of crawl space ventilation: Required repairs, replacement and/or evaluation (see comments below)

Ventilation type: with vents

42) Safety, Repair/Maintain - There were 2 paper wasps nest in the crawl space at the south elevation foundation vents. They appears to either be empty or dormant at the time of inspection. Recommend having a qualified pest removal contractor or qualified party remove them before re-infestation.



Photo 42-1



Photo 42-2

43) Repair/Replace - Insulation was damaged or deteriorated, apparently by rodents and a prior water leak at plumbing drain for tub. This may result in reduced energy efficiency. Recommend that a qualified person replace insulation as necessary. For sanitary reasons and to reduce odors from rodent waste, consider having all insulation replaced.

44) Repair/Replace - Several crawl space vents were below grade, no wells were installed. Vent wells should be installed when vents are at or near grade to prevent debris from blocking vents and/or water from entering vents. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person install, replace or repair vent wells per standard building practices.



Photo 44-1

Install vent well here

45) Comment - Crawl space vents 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 45-1

Intentionally blocked vents not recommended, restricts necessary crawl space ventilation.

Thanks for letting us use your house for our training purposes!