



RELIANCE HOME INSPECTIONS RESIDENTIAL REPORT

1234 Main St.
STANWOOD Washington 98292

Buyer Name
02/02/2019 9:00AM



Inspector
Isaac McDowell
WASHI#2116
4254186804
isaac@reliancehomeinspection.net



Agent
Agent Name
555-555-5555
agent@spectora.com

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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.

SUMMARY

12

MAINTENANCE/MONITOR

8

RECOMMENDATIONS

-
- ⊖ 2.1.1 Roof - General: Discoloration
 - 🔧 3.2.1 Grounds - Vegetation: Vegetation Too Close / In Contact with Building
 - 🔧 3.6.1 Grounds - Decks/Stairs: Deck in Need of Painting / Sealing / Maintenance
 - 🔧 4.2.1 Exterior - Driveway, Walkway, Patio: Minor Driveway Damage
 - 🔧 4.2.2 Exterior - Driveway, Walkway, Patio: Minor Damage-Sidewalk/Patio
 - ⊖ 4.3.1 Exterior - Exterior issues: Lose siding
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 - ⊖ 6.1.1 Kitchen - Cabinets: Cabinets loose
 - 🔧 6.2.1 Kitchen - Countertops-Backsplash: Caulking
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 - 🔧 7.1.1 Bathrooms - Bathub: Caulking at surround
 - ⊖ 7.1.2 Bathrooms - Bathub: Clogged or Drains slowly
 - ⊖ 7.7.1 Bathrooms - Sink/countertop: Stopper issue
 - ⊖ 11.1.1 Garage - Interior-Exterior doors-Windows: Garage door trim ground contact
 - 🔧 12.1.1 Water Heater - Water Heater: Near life expectancy
 - 🔧 12.1.2 Water Heater - Water Heater: Hot Water Temperature Low
 - ⊖ 13.1.1 HVAC - General comments : Service Heating / Cooling System
 - ⊖ 14.1.1 Laundry - General: Paper towle holder
 - 🔧 17.1.1 Crawlspace - General: Vapor Barrier

1: INSPECTION DETAILS

Information

Ground Condition

Wet

Present at time of the inspection

Client, Clients Agent

Property Occupancy

Yes

Temperature

32 Fahrenheit

Weather Condition

Cloudy, Rain

Rain in the last few days

Yes

Structure Details: Structures Inspected

House, Attached Garage

Structure Details: Type of Structure

Single Family

Structure Details: Age of the Structure

11

Structure Details: Foundation Type

Crawlspace

Structure Details: Structure Faces

South

Structure Details: Utilities

All Utilities on

The following items have been excluded from the inspection.

Private septic system, Private well

What Really Matters In A Home Inspection

WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home!

We understand the process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, recommendations for maintenance and repairs, along with what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming.

What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects (e.g. significant structural failure).
2. Things that may lead to major defects, (e.g. a small water leak coming from a piece of roof flashing).
3. Things that may hinder your ability to finance, legally occupy, or insure the home (e.g. structural damaged caused by termite infestation).
4. Safety hazards.

No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. We are here to help any way we can. If you have questions, please call us. We also want to encourage you to review this report with your agent, and trust their professional opinions as well. We are all here to work together, and help you get moved into your new home!

Below you will find more detailed information on how to read and understand the report.

Thank you for letting us help you, and congratulations on your new home!

Overview/How To Read The Report

Thank you for choosing Reliance Home Inspections, LLC for your home inspection! The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards. The Inspection is not pass/fail. Therefore, a property does not "Pass" or "Fail" a general home inspection. Please contact me with any questions about either the report or the property.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision. Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information. There is important information about home maintenance, materials used in the construction of this home, and appliance use and maintenance that should be read to gain an understanding of how to care for your home.

The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive to complete. Repairs, evaluations and corrections for your protection and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when unqualified workmen complete the work.

We are here to help! If you have questions about either the contents of this report, or about the home, please do not hesitate to contact us for help, regardless of how much time has passed since your home inspection. We will be happy to answer your questions to the best of our ability.

I = Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home will be provided.

NI = Not Inspected. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. This indicates that an action is recommended.

For Agents Viewing the summary, it may be a more efficient use of your time to use the PDF button on the right side that will allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from. Thank you for all the hard work that you put into this transaction! We appreciate you!

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an electrician, plumber, or roofing contractor.

The report includes informational data on various components of the home, limitations that affected the ability to inspect certain items or areas, and recommendations for items that require immediate or future attention. Observations and recommendations are organized into three categories by level of severity:

1) Minor/Maintenance Issues - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace.

This is meant to be an honest and impartial third-party assessment. I am always more than happy to discuss anything in further detail. We are here to help! If you have questions about either the contents of this report, or about the home, please do not hesitate to contact us for help, regardless of how much time has passed since your home inspection. We will be happy to answer your questions to the best of our ability.

Occasional typographical errors

Occasional typographical errors will occur. I apologize in advance for these typos and spell check errors. If any of these typos make the report unclear or confusing please contact me immediately for clarification and/or correction.

Photographs

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, neither can it see through walls nor detect mold.**

Left or right of home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

Limitations

Information

MOLD, MILDEW, AND MICROBIAL GROWTH

Mold, mildew and microbial growths are excluded substances per the standards of practice for home inspection. Testing for these substances is not part of a standard home inspection.

2: ROOF

		IN	NI	NP	R
2.1	General	X			
2.2	Shingles	X			
2.3	Gutters/drains	X			
2.4	Flashing/Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Roof Inspection method

Viewed from eaves with ladder,
Viewed from ground with
binoculars, Drone

General: Roof Type

Gable

General: Roof covering

Asphalt/Fiberglass Shingles

General: Estimated roof age(main)

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General: Roof Drainage

Gutter system

Shingles: Layers Visible

One Layer

General: Roof Overview

Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane and the effectiveness of both the membrane and the roof covering material are dependent upon the material quality and the use of proper installation methods.

The following considerations may affect the lifespan of a roof...

- Roofing material quality
- Installation method
- Number of layers
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate (snow & rain): Harsh climates shorten roof lifespans.
- Building site conditions (overhanging tree branches, wind, etc.)
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance

Here are some other conditions that may affect your roof...

- Debris accumulation will speed deterioration by holding moisture next to the shingles where it may cause freeze damage.

Although Reliance Home Inspections does not perform invasive testing, we use deductive methods based on experience and the aid of a high-quality electronic moisture-detecting instruments to make recommendation decisions

General: Roof Warranty

Two types of warranties are offered when new asphalt shingles are installed; The manufacturer's warranty, which covers the shingles themselves and varies among manufacturers, and the contractors warranty, which covers installation and workmanship. When a home is sold, a roof warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. You should ask the seller about how the sale of the home will affect any warranty presently covering the roof and confirm any seller claims by reading the warranty.

General: Roof Pictures

The roof on the house appears to be original to the house. It has 3-tab shingles installed with a tar paper/felt underlayment. This is a very common installation for the age of the home. 3-tab roofing has an average lifespan of 20-25 years. If the house was built in 2007, and assuming the roof is original to the house, it would make this roof approximately 12 years old.

At the time of inspection the roof appeared to be in overall good condition. I was informed via the seller disclosure form that several shingles had been replaced on the roof. It is not uncommon as roofs begin to age, for them to require more maintenance until it is time to replace them.



Shingles: 3-Tab

The roof was covered with 3-tab fiberglass composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

Gutters/drains: Gutters and Downspouts

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing may be needed at seams or end caps.

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drain pipes is beyond the scope of a home inspection, as is locating their termination point.

No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Limitations

General

COULDN'T TRAVERSE

Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to *type of roof covering (slippery or fragile) / roof configuration (steep or very high) / slippery conditions*, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface

We viewed the roof from the ground and with aerial drone photos to evaluate the roof. We made every attempt to safely provide an accurate report of the roof condition.

Shingles

COMP SHINGLE INSTALLATION DISCLAIMER

Roof was covered with asphalt composition shingles. Asphalt shingles must be installed according to the manufacturers recommendations, which often vary from one manufacturer to another, and also between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection. Although I will inspect the roof to the best of my ability, The General Home Inspection does not include the use of destructive testing or research. I disclaim responsibility for confirming proper installation and condition of shingles and other roofing components including, but not limited to, underlayment, flashing and fasteners. Confirming by visual inspection any claims of asphalt shingle compliance with any standards lies beyond the scope of the General Home Inspection.

Recommendations

2.1.1 General



DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified professional.



3: GROUNDS

		IN	NI	NP	R
3.1	Grading	X			
3.2	Vegetation	X			
3.3	Driveways, Sidewalks, Patios	X			
3.4	Porches / Steps / Stoops	X			
3.5	Patio / Porch Covers	X			
3.6	Decks/Stairs	X			
3.7	Retaining Walls	X			
3.8	Fences/Gates	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Grading: Grading/Drainage

The grading around the home was inspected to determine that it was designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. **No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.**

Recommendations

3.2.1 Vegetation

VEGETATION TOO CLOSE / IN CONTACT WITH BUILDING



Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior and/or other structures. 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.

Recommendation

Contact a qualified lawn care professional.



3.6.1 Decks/Stairs

DECK IN NEED OF PAINTING / SEALING / MAINTENANCE



Wooden deck or porch surfaces were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Restaining the decking and railing will help preserve the lifespan of the deck.

Recommendation

Recommended DIY Project



4: EXTERIOR

		IN	NI	NP	R
4.1	General	X			
4.2	Driveway, Walkway, Patio	X			
4.3	Exterior issues	X			
4.4	Electrical	X			
4.5	Windows and Door	X			
4.6	Soffit and Fascia	X			
4.7	Gutters and Flashing	X			
4.8	Wood Siding And Trim	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Foundation Material

Concrete

General: Exterior wall structure

wood Frame

General: Wall Covering

Vinyl

General: Driveway Material

Concrete

General: Exterior doors

Metal

General: Fencing

Wood

General: Garage Door Material

Metal

General: Sidewalk/Patio Material

Concrete

General: Vehicle Parking

Attached Garage

Limitations

General

SIDING COVER EXTERIOR

The exterior of the home is covered by siding in several areas reducing the visibility of the structure. Any wood behind the siding cannot be evaluated.

Recommendations

4.2.1 Driveway, Walkway, Patio

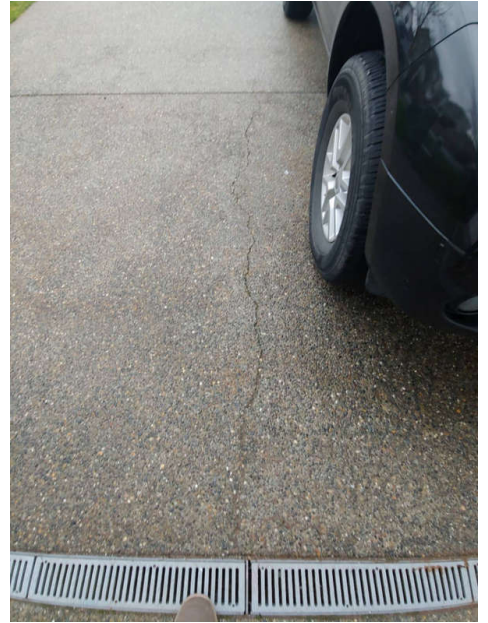
MINOR DRIVEWAY DAMAGE



Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.



4.2.2 Driveway, Walkway, Patio



MINOR DAMAGE- SIDEWALK/PATIO

To the left of the front door, the concrete patio has had a small amount of settling happen. It has settled down about 1/4" or so. Leaving a little lip that could cause a potential trip hazard. Be aware when using this area to prevent any potential tripping hazards.

Recommendation

Contact a qualified professional.



4.3.1 Exterior issues



LOSE SIDING

The vinyl siding on the right-hand side of the house has come loose in one or more areas. I recommend resealing the siding so further damage from wind and rain does not occur.

Recommendation

Contact a qualified professional.



4.5.1 Windows and Door



SCREEN DAMAGED

The screen on one or more windows has been damaged and patched. I recommend rescreening the window.

Recommendation

Contact a qualified professional.



4.8.1 Wood Siding And Trim

 Maintenance/Monitor

CAULKING AT JOINTS

Caulk was *missing / deteriorated / substandard* in some areas. For example, *around windows / around doors / at siding butt joints / at siding-trim junctions / at wall penetrations*. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.

Photos only represent a couple of spots around the house where caulking was notated. I recommend that all caulking is further evaluated and replaced where needed around the house.

Recommendation

Contact a qualified handyman.



5: FOUNDATION

		IN	NI	NP	R
5.1	Foundation	X			
5.2	Sill plate anchors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Foundation: Foundation Type
Crawlspace

Foundation: Foundation / Stem Wall Material
Concrete

Foundation: Footing Material
Concrete

Sill plate anchors : Anchor Bolts / Hold Downs
Installed

Foundation: Foundation Walls

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Sill plate anchors : Sill plate anchors

Upon inspection of the foundation. We found the sill plate was properly bolted to the foundation. This secures the framing of the house to the foundation walls.

To learn more about sill plates, J-bolts, and the importance of them in the construction of the house, visit this link. [The importance of a sill plate and J-bolts](#)



6: KITCHEN

		IN	NI	NP	R
6.1	Cabinets	X			
6.2	Countertops-Backsplash	X			
6.3	Electrical	X			
6.4	Flooring	X			
6.5	Sink	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Sink: Running water and below sink



Recommendations

6.1.1 Cabinets

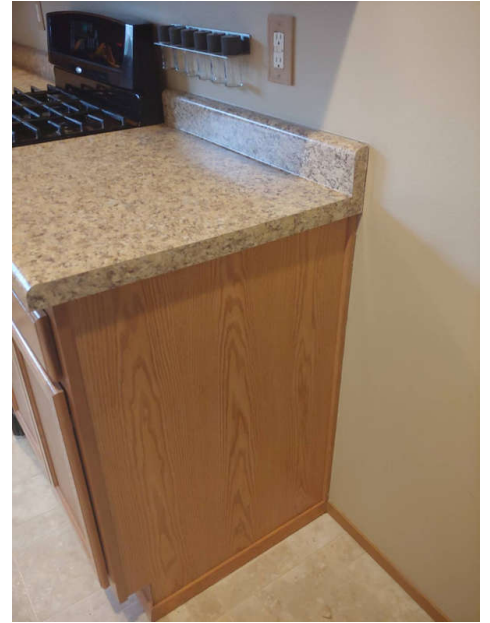


CABINETS LOOSE

One or more cabinets were loose, or were secured with too few or substandard fasteners. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified cabinet contractor.



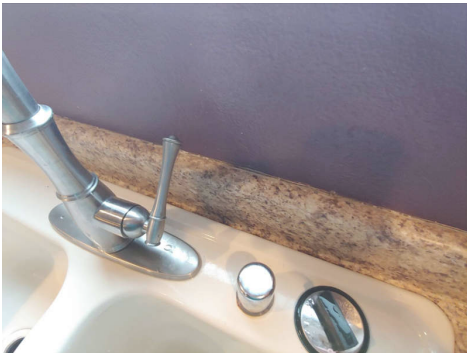
6.2.1 Countertops-Backsplash

CAULKING

One or more areas of the kitchen counter top(s) are recommended to be re-sealed (caulked) to keep any moisture and or water out and prevent future damage.

Recommendation

Recommended DIY Project



6.3.1 Electrical

COVER PLATE MISSING

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Contact a qualified electrical contractor.



7: BATHROOMS

		IN	NI	NP	R
7.1	Bathub	X			
7.2	Cabinets	X			
7.3	Electrical	X			
7.4	Exhaust Fan	X			
7.5	Flooring	X			
7.6	Shower	X			
7.7	Sink/countertop	X			
7.8	Toilets	X			
7.9	Wall	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

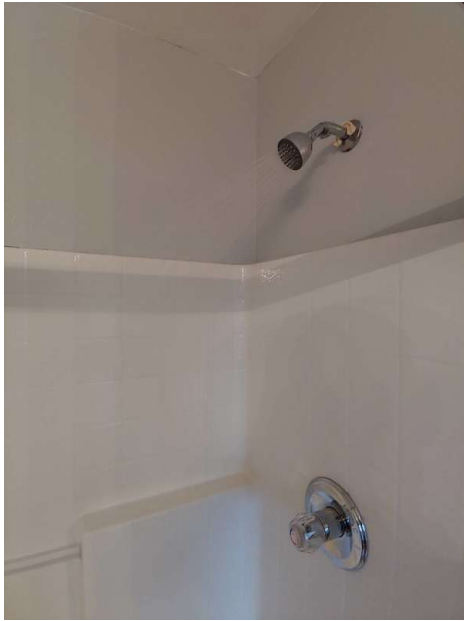
Information

Bathub: Running water

Running water



Shower: Running water



Sink/countertop: Running water and under sink area



Toilets: Tested and Working

Toilets were tested and working at the time of inspection



Recommendations

7.1.1 Bathub

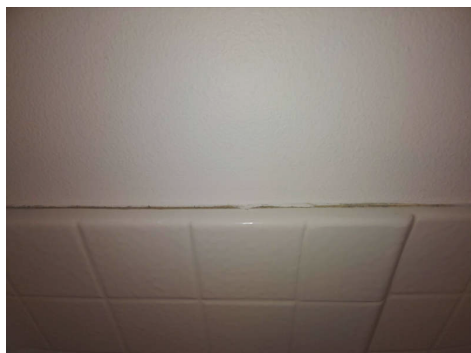
 Maintenance/Monitor

CAULKING AT SURROUND

Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

Recommendation

Recommended DIY Project



7.1.2 Bathub

 Recommendations

CLOGGED OR DRAINS SLOWLY

One or more bathtub drains are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

Recommendation

Contact a qualified plumbing contractor.



7.7.1 Sink/countertop

 Recommendations

STOPPER ISSUE

One or more sink stopper(s) mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

Recommendation

Contact a qualified plumbing contractor.



8: INTERIORS

		IN	NI	NP	R
8.1	Electrical	X			
8.2	Floors, Walls, Ceilings	X			
8.3	Heat	X			
8.4	Smoke and CO alarms	X			
8.5	Stairs/Handrails/Guardrails	X			
8.6	Windows and Door	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Floors, Walls, Ceilings: Wall material/covering
Drywall

Smoke and CO alarms: CO Detectors Present
Present

Smoke and CO alarms: Smoke Alarms Present
Yes

9: ELECTRIC SERVICE

		IN	NI	NP	R
9.1	Electric Panel	X			
9.2	Branch Wiring	X			
9.3	Circuit Breakers	X			
9.4	Meter	X			
9.5	Service Wires	X			

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Information

Electric Panel: Amperage
200

Electric Panel: Panel Manufacturer
Square D

Electric Panel: Protection
Breakers

Electric Panel: Service Type
Underground

Electric Panel: Service Voltage
120/240

Electric Panel: Branch Wiring
Copper

Electric Panel: Location of Main Disconnect
Top of Panel

Electric Panel: Service Conductor
Multi-strain Aluminum

Electric Panel: System Grounding
Concrete encased electrode

Electric Panel: Location of Main Panel
Garage

Electric Panel: Positive Attributes

The size of the electrical service is sufficient for the typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.



Circuit Breakers: AFCI Description

The house has Arc Fault Circuit Interrupter breakers. (AFCI)

The AFCI is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

THE FIRE PROBLEM

Annually, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

TESTING AN AFCI

AFCIs should be tested after installation to make sure they are working properly and protecting the circuit. Subsequently, AFCIs should be tested once a month to make sure they are working properly and providing protection from fires initiated by arcing faults.

10: PLUMBING

		IN	NI	NP	R
10.1	General	X			
10.2	Supply Lines	X			
10.3	Drain and Waste	X			
10.4	Fuel system	X			
10.5	Main Water	X			

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Information

General: Location of Main Shut off

Garage

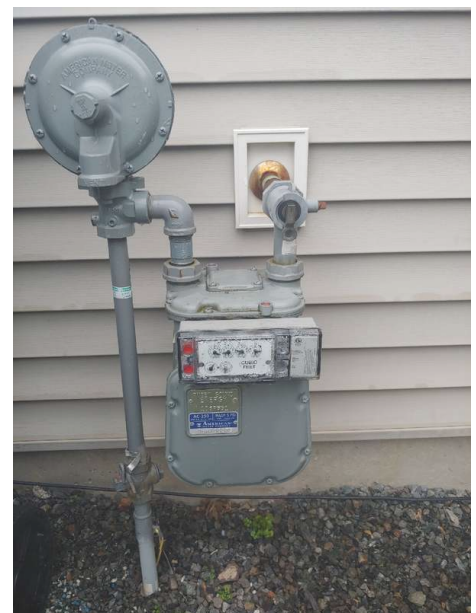


General: Water Pressure

35 PSI

General: Location of main fuel shut off

Meter



General: Service Pipe to house

Copper

General: Interior Supply piping

Copper

General: Water Source

Public Water

General: Drain Pipe

ABS

General: Vent Pipe

ABS

General: Waste Pipe

ABS

General: Plumbing In Walls

As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors. Where the supply piping was noted, it was found to be copper. This is an excellent water piping material with an indefinite lifespan.

11: GARAGE

		IN	NI	NP	R
11.1	Interior-Exterior doors-Windows	X			
11.2	Electrical	X			
11.3	Floors, walls, Ceiling	X			
11.4	Vehicle door	X			

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Information

Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx



Recommendations

11.1.1 Interior-Exterior doors-Windows

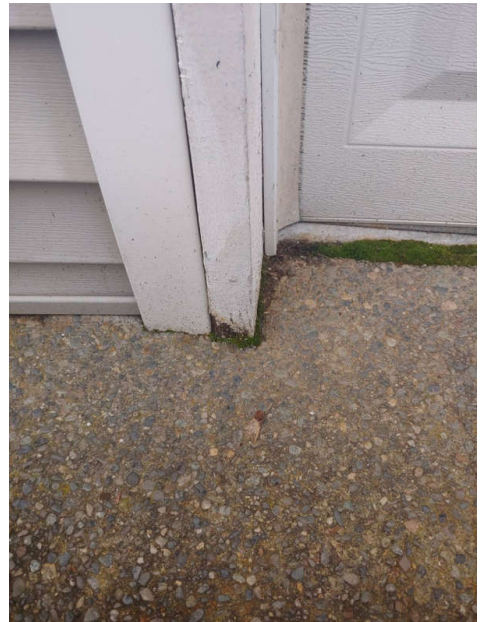


GARAGE DOOR TRIM GROUND CONTACT

The trim on the outside of the garage door is in contact with the concrete. This allows water to wick up on an unfinished end. I recommend touch up painting and keeping these sealed so the trim pieces do not rot.

Recommendation

Contact a qualified professional.



12: WATER HEATER

		IN	NI	NP	R
12.1	Water Heater	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Water Heater: Estimated Age
11 Years

Water Heater: Energy Source
Natural Gas

Water Heater: Manufacturer
State Electric

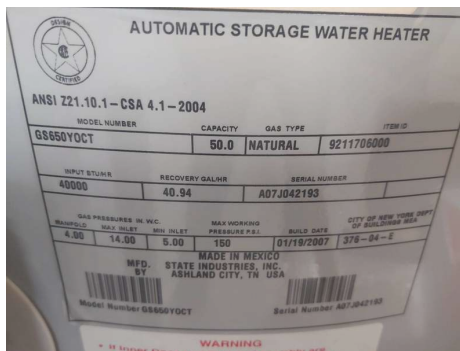
Water Heater: Location
Garage

Water Heater: Water Temperature
90 Degrees

Water Heater: Capacity
40

Water Heater: Type
Tank

Water Heater: Pictures of Unit



Recommendations

12.1.1 Water Heater



NEAR LIFE EXPECTANCY

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.



12.1.2 Water Heater

HOT WATER TEMPERATURE LOW



During the inspection the hot water temp was lower than normal. The highest temperature reading I took was 90 degrees. Recommended water temps are 120 - 125. This is probably a simple adjustment on the water heater itself.

It is also noted in the report, the water heater appears to be original to the house making it 11-12 years old. It was functioning at the time of inspection, but I recommend budgeting for a replacement in the near future. The average lifespan on a gas water heater is 10-12 years.

Recommendation

Contact a qualified professional.

13: HVAC

		IN	NI	NP	R
13.1	General comments	X			
13.2	Heating / Forced Air	X			
13.3	Ducts and Registers	X			
13.4	Filter & Thermostat	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating / Forced Air: Estimated Year Mfg.
2007

Heating / Forced Air: Location
Attic

Heating / Forced Air: Energy source
Natural gas

Ducts and Registers: Type
Ducts and Registers, Rigid / insulated

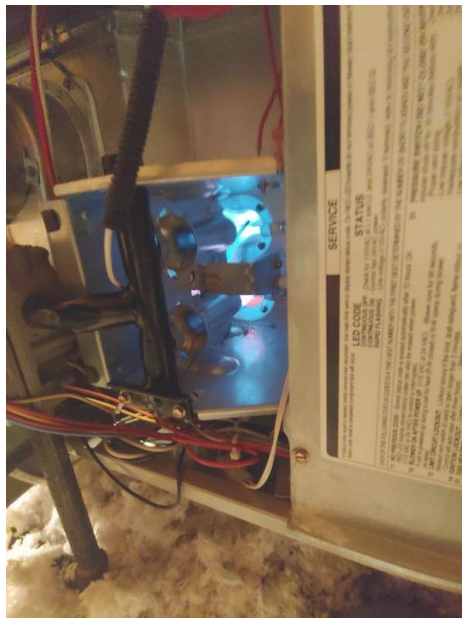
Filter & Thermostat: Filter Location(s)
Stairway

Filter & Thermostat: T-stat Location(s)
Dining Area

Heating / Forced Air: Appears Functional

Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher.

The photo(s) below is/are a thermal image of the supply air temperature at register(s) at the time of this inspection.



Limitations

General comments
HVAC TESTING

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes; a visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

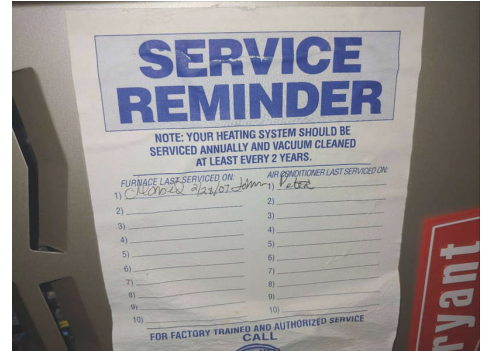
Recommendations

13.1.1 General comments



SERVICE HEATING / COOLING SYSTEM

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. Ask the property owner when it was last serviced. If unable to determine the last service date, or 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.



Recommendation

Contact a qualified HVAC professional.

14: LAUNDRY

		IN	NI	NP	R
14.1	General	X		X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Limitations

General

NOT INSPECTED

The washer and dryer were missing from the home during the inspection.



Recommendations

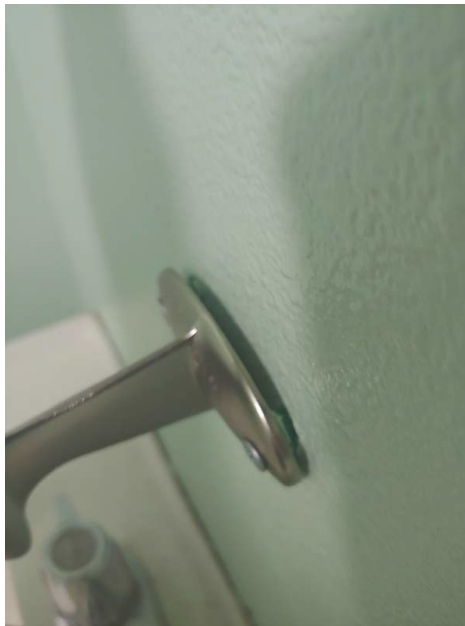
14.1.1 General

PAPER TOWLE HOLDER

Paper towel holder was loose and coming away from the wall. I recommend securing it before use.

Recommendation

Contact a qualified professional.



15: APPLIANCES

		IN	NI	NP	R
15.1	General	X			
15.2	Dishwasher	X			
15.3	Garbage Disposal	X			
15.4	Hood/Vent	X			
15.5	Microwave	X			
15.6	Range-Cooktop-Oven	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Cooktop
Whirlpool



General: Dishwasher
Jenn-Air



General: Disposer
KitchenAid



General: Microwave
Whirlpool



General: Oven
Whirlpool



Microwave: Normal operation

The Microwave operated as expected.



Range-Cooktop-Oven: Normal operation

The heating elements for the oven and stove top functioned as expected.



Dishwasher: Dishwasher Operation

The dishwasher is functional and operated as expected. The unit was operated through a complete cycle. No operational discrepancies were noted.



Garbage Disposal: Normal operation

The unit is functional as expected. The unit was turned on briefly and operated as expected and appears to be in functional condition.

- 1) The chopping was no noisier than typically expected.
- 2) The rubber splashguard was in reasonable condition.
- 3) No leaks were found.



Limitations

General

APPLIANCE TESTING

Ranges, Dish Washers, and Refrigerators are typically tested for basic function (Do they turn on). No assertions are made as to how well they function. Microwave ovens, clothes washers/dryers are not operated.

16: ATTIC

		IN	NI	NP	R
16.1	General	X			
16.2	Attic Hatch	X			
16.3	Electrical	X			
16.4	Insulation	X			
16.5	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Ceiling Structure

Trusses

General: Inspection Method

Traversed

General: Insulation Depth

R30

General: Insulation Material

Fiberglass loose

General: Roof Structure

Trusses

General: Attic photos

General photos of the attic area.



17: CRAWLSPACE

		IN	NI	NP	R
17.1	General	X			
17.2	Plumbing-Electrical	X			
17.3	Substructure	X			
17.4	Ventilation-Insulation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Beam Material

Solid wood

General: Floor structure

Wood Joist

General: Inspection Method

Traversed

General: Insulation material

Fiberglass rolled

General: Pier/Support material

Wood

General: Vapor Barrier present

Yes

General: Crawl Space Photos

General crawl space photos.



Recommendations

17.1.1 General

VAPOR BARRIER

 Maintenance/Monitor

The vapor barrier in several places has shifted and needs to be repositioned back over the exposed dirt. I recommend repositioning the the vapor barrier back into its proper place.

Recommendation

Contact a qualified professional.

