



RELIANCE HOME INSPECTIONS RESIDENTIAL REPORT

1234 Main St.
STANWOOD, Washington 98292

Buyer Name
07/05/2019 9:00AM



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SUMMARY



MAINTENANCE/MONITOR



RECOMMENDATIONS

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 - ⊖ 3.5.2 Roof - Chimney: Cleaning
 - 🔧 4.2.1 Exterior - Driveway, Walkway, Patio: Minor Driveway Damage
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1: THINGS FOR YOU TO KNOW

		IN	NI	NP	R
1.1	90 Day Buy Back Guarantee	X			
1.2	Next Door Guarantee	X			
1.3	\$10,000 Honor Guarantee	X			

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

Information

90 Day Buy Back Guarantee : 90 Day Buy Back Guarantee

Reliance Home Inspections is proud to offer you our 90 day Buy Back Guarantee! For 90 days after closing, your home is protected and can be bought back at the full price you paid for it.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's and Washington State's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

The full legal terms can be seen here: <https://www.nachi.org/buy-legal.htm>



Next Door Guarantee : Our "Next-Door" Guarantee

Next Door. If you have questions on anything about your home 3 weeks or 3 years after your inspection. Questions about your roof, or a deck your upgrading, or a furnace repair. Whatever it is, We will gladly stop by your home for free, next time we are in your area.

\$10,000 Honor Guarantee: Details

InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee.**

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

2: INSPECTION DETAILS

Information

Ground Condition

Dry

Present at time of the inspection

Client, Clients Agent

Property Occupancy

Yes

Temperature

60 Fahrenheit

Weather Condition

Cloudy

Rain in the last few days

Yes

Structure Details: Structures Inspected

House

Structure Details: Type of Structure

Single Family

Structure Details: Foundation Type

Slab

Structure Details: Structure Faces

East

Structure Details: Utilities

All Utilities on

The following items have been excluded from the inspection.

Private septic system, Private well, Shed

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 damage 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. A home inspection is not pass/fail. Therefore, a property does not "Pass" or "Fail" a general home inspection. Please feel free to 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 in regards to 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, 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 is 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 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 all your hard work into this deal!

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 spellcheck errors. If any of these typos make the report unclear or confusing please contact me immediately for clarification/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.

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.

Structure Details

OCCUPIED

Some areas and items at this property were obscured by furniture, stored items, or debris. 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.

3: ROOF

		IN	NI	NP	R
3.1	General	X			
3.2	Gutters/drains	X			
3.3	Flashing/Vents	X			
3.4	Skylights	X			
3.5	Chimney	X			

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

Information

General: Roof Type

Gable

General: Roof covering

Metal

General: Roof Drainage

Gutter system

General: Home Owners Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

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
- 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 Inspection method

Traversed, Viewed from eaves with ladder

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determine the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

General: Roof Pictures

The overall condition of the roof was found to be in good shape at the time of the inspection. Metal roofs are traditionally very durable and are a excellent choice for the NW weather we have.



Recommendations

3.5.1 Chimney



DETERIORATED CONCRETE CAP

The top concrete chimney cap Has a chunk missing out of it and is showing early signs of deterioration. I recommend replacing this at some point in the near future before it becomes a bigger issue.

Recommendation

Contact a qualified chimney contractor.



3.5.2 Chimney

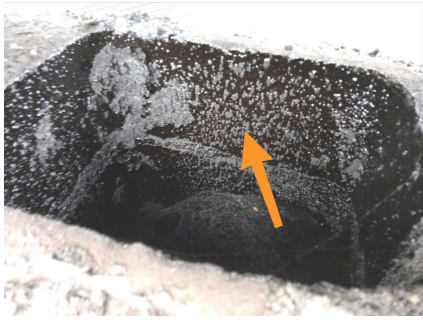


CLEANING

The chimney flues are dirty and is in need of cleaning. I recommend the chimney is cleaned and certified before use by a chimney cleaning contractor.

Recommendation

Contact a qualified professional.



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	Vegetation and Grading	X			
4.9	Wood Siding And Trim	X			
4.10	Fences and Gates	X			
4.11	Deck	X			
4.12	Stairs/Handrails/Guardrails	X			

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Information

General: Foundation Material

Concrete

General: Exterior wall structure

Poured concrete

General: Wall Covering

Wood panels

General: Driveway Material

Asphalt

General: Exterior doors

SC Wood

General: Fencing

Wood

General: Garage Door Material

N/A

General: Sidewalk/Patio Material

Concrete

General: Vehicle Parking

Carport

General: Homeowners Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

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.



4.3.1 Exterior issues

Recommendations

HOSE BIBB LEAK

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

Recommendation

Contact a qualified plumbing contractor.



4.3.2 Exterior issues

Maintenance/Monitor

CAULKING/TRIM

Some of the caulking on the exterior trim boards, siding seams, windows, doors, fascia boards, was cracking. This can cause potential water intrusion areas, that will lead to accelerated deterioration. Caulking around trim boards, windows, fascia, and exterior fixtures should be inspected and repaired as needed on an annual basis.

Recommendation

Contact a qualified professional.



4.3.3 Exterior issues

Recommendations

EXPOSED BEAM NEEDS SEALING.

The beam over the exterior fireplace is bare wood. I recommend sealing/staining this to prevent the beam from deterioration and water damage.

Recommendation

Contact a qualified professional.



4.3.4 Exterior issues

CONCRETE BLOCKS LOOSE

 Recommendations

The stone cap around the exterior fireplace is just sitting in place and is loose. I recommend mortaring these in place to prevent them from fall off and breaking or hurting someone. This would be a easy fix for A licensed masonry contractor.

Recommendation

Contact a qualified professional.



4.4.1 Electrical

COVER PLATE ISSUES

 Recommendations

One or more *cover plates / light fixtures / electric boxes / conduits or conduit fittings / water proof covers* installed outside were *loose / damaged / deteriorated / corroded / substandard / missing components / missing*. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



4.4.2 Electrical

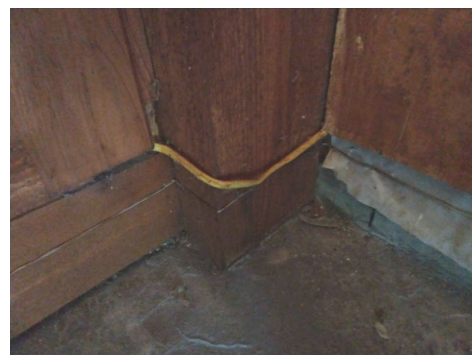
Recommendations

EXPOSED WIRES

One or more sections of outdoor wiring were exposed and *not rated for exterior use / subject to damage*. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or replacing wiring.

Recommendation

Contact a qualified electrical contractor.



4.7.1 Gutters and Flashing

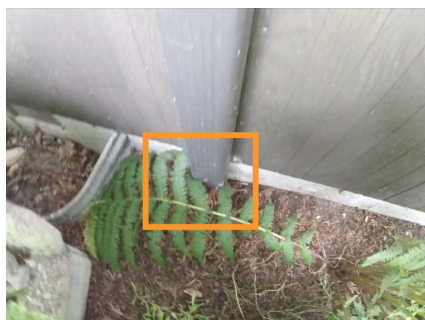
Recommendations

DOWNSPOUT EXTENSIONS

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.



4.11.1 Deck

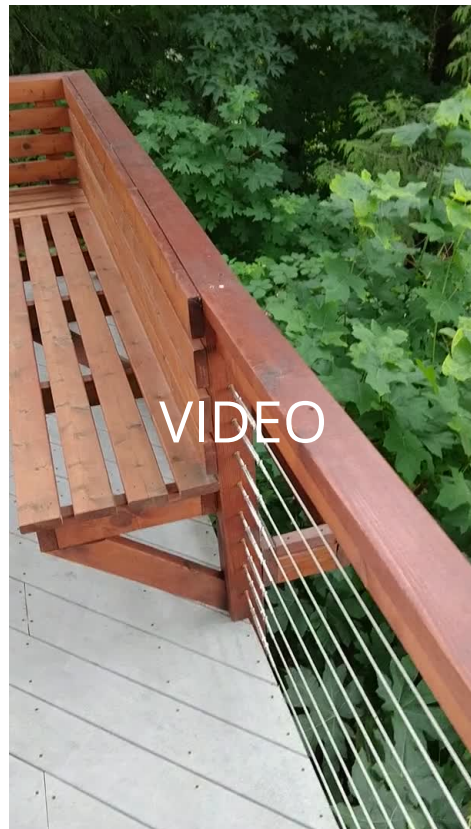
 Recommendations

GUARDRAIL LOOSE

Guardrails at one or more locations with drop-offs higher than 30 inches were *loose / wobbly / damaged / deteriorated / missing components*, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.

Recommendation

Contact a qualified professional.



4.11.2 Deck

 Recommendations

DECK POST EROSION

The ground around the deck support posts seems to be slowly eroding away. This could cause the deck to fail if the ground gave out. Maybe a retaining wall can be built out of landscape blocks. I recommend consulting with a landscape contractor about the best way to shore this up.

Recommendation

Contact a qualified professional.





4.11.3 Deck

HOT TUB SUPPORTS

 Recommendations

The support beams and plywood for the hot tub are beginning to deteriorate and warp under the weight of the hot tub. These supports should be shored up or replaced to ensure the hot tub does not fail. I recommend having this repaired by a licensed contractor.

Recommendation

Contact a qualified professional.



5: GARAGE

		IN	NI	NP	R
5.1	Interior-Exterior doors-Windows				
5.2	Electrical		X		
5.3	Floors, walls, Ceiling		X		
5.4	Vehicle door		X		

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

Information

Vehicle door: Manual open

The garage door does not have an automatic vehicle door opener. It is manually operated. The client may want to have an automatic door opener installed for easy opening.



Limitations

Floors, walls, Ceiling

ITEMS PERIMETER

There were items around the perimeter walls of the garage. Because of this areas of the walls(especially the base) can not be evaluated. The garage walls should be checked on the walk through or upon taking ownership.

6: HVAC

		IN	NI	NP	R
6.1	General comments	X			
6.2	Heating / Forced Air	X			
6.3	Heating / Individual / Not Forced Air	X			
6.4	Ducts and Registers	X			

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

Information

Heating / Forced Air: Location
Basement

Heating / Forced Air: Energy source
Natural gas

Heating / Individual / Not Forced Air: Type
In-Floor

Heating / Individual / Not Forced Air: Type
Ducts and Registers: Type
Natural gas

Ducts and Registers

General comments : Homeowners Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

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.



Recommendations

6.1.1 General comments

SERVICE HEATING SYSTEM



The last service date of the forced air heating 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. 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 is serviced.

Recommendation

Contact a qualified HVAC professional.



7: ELECTRIC SERVICE

		IN	NI	NP	R
7.1	Electric Panel	X			
7.2	Branch Wiring		X		
7.3	Circuit Breakers		X		
7.4	Meter	X			
7.5	Service Wires		X		

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

Information

Electric Panel: Amperage

200

Electric Panel: Panel

Manufacturer

Federal Pacific

Electric Panel: Protection

Breakers

Electric Panel: Service Type

Overhead

Electric Panel: Service Voltage

120/240

Electric Panel: Branch Wiring

N/A

Electric Panel: Location of Main Disconnect

No single main/use breakers as main

Electric Panel: Service Conductor

Unverified

Electric Panel: System Grounding

Grounding Rod

Electric Panel: Location of Main Panel

Top of stairs

Electric Panel: Home Owners Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Limitations

Electric Panel

FPE STAB-LOK PANEL.

The dead front cover of the FPE Stab-LOK panel was not removed during the inspection for safety reasons. When we come across these panels we always recommend replacement of them. So the current wiring of the panel and branch wiring was not evaluated and is exempt from this report. See the comments below about the FPE Stab-LOK panel, but we recommend replacing the panel completely.

Recommendations

7.1.1 Electric Panel

FPE STABLOCK



An electric panel was manufactured by the Federal Pacific Electric/Challenger company and used "Stab-Lok" circuit breakers. There is significant evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to. I recommend that a qualified electrician carefully evaluate all Federal Pacific panels and upgrade them to a new panel. Federal Pacific/Stab-Loc Panels have been discontinued and are known fire hazards. Consider replacing Federal Pacific panels with modern panels that offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs).

You can read more about Federal Pacific Stab Lock Panels Here:
https://inspectapedia.com/fpe/FPE_History.php

Recommendation

Contact a qualified electrical contractor.



8: WATER HEATER

		IN	NI	NP	R
8.1	Water Heater	X			

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

Information

Water Heater: Energy Source

Electric

Water Heater: Manufacturer

Whirlpool

Water Heater: Location

Basement

Water Heater: Water Temperature

122 Degrees

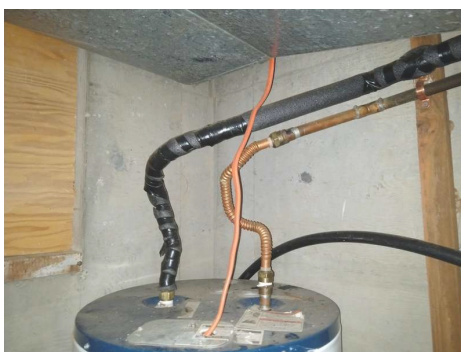
Water Heater: Capacity

50

Water Heater: Type

Tank

Water Heater: Pictures of Unit



Recommendations

8.1.1 Water Heater



TPR DRAIN MISSING

No drain line is installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.

Recommendation

Contact a qualified plumbing contractor.



8.1.2 Water Heater

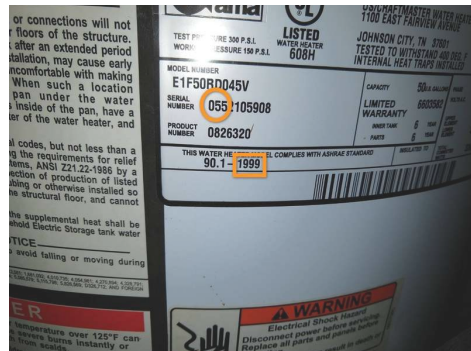


EXCEEDS LIFE EXPECTANCY

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future. The first 2 digits of the serial number indicate it was manufactured in 2005 making it approximately 14 years old. It meets the plumbing code of 1999 standards.

Recommendation

Contact a qualified plumbing contractor.



8.1.3 Water Heater

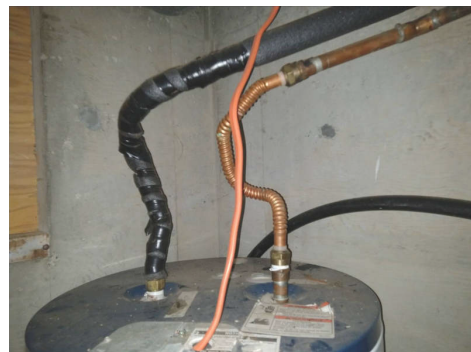


EXPOSED WIRING

Wiring for the water heater's power supply was exposed and subject to damage. Standard building practices call for non-metallic sheathed wiring to be protected with BX armored conduit to prevent damage. This is a potential safety hazard for shock. Recommend that a qualified contractor repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.



9: PLUMBING

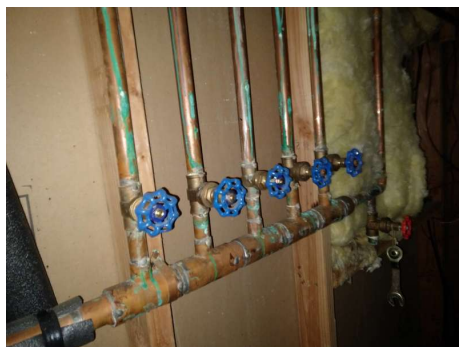
		IN	NI	NP	R
9.1	General	X			
9.2	Supply Lines	X			
9.3	Drain and Waste	X			
9.4	Fuel system	X			
9.5	Main Water	X			

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

Information

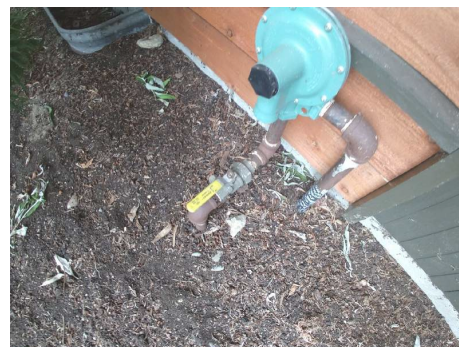
General: Location of Main Shut off

Basement



General: Location of main fuel shut off

Exterior



General: Service Pipe to house

Copper

General: Interior Supply piping

Copper

General: Water Source

Private Well

General: Drain Pipe

ABS

General: Vent Pipe

ABS

General: Waste Pipe

ABS

General: Home Owners Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks. Leaks can lead to mold, mildew, wood rot, and other major issues. Catching leaks early, can save you a lot of money in expensive repairs.

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.

Drain and Waste: Inspect, Pump Septic

Recommend having the septic tank inspected. Recommend having the tank pumped if it was last pumped more than 3 years ago.

10: KITCHEN

		IN	NI	NP	R
10.1	Kitchen Sink	X			
10.2	Garbage Disposal	X			
10.3	GFCI	X			
10.4	AFCI	X			
10.5	Dishwasher	X			
10.6	Range/Oven/Cooktop	X			
10.7	Exhaust Fan	X			
10.8	Refrigerator	X			
10.9	Countertops & Cabinets	X			
10.10	Floors, Walls, Ceilings	X			

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

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.



Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

**Exhaust Fan: Inspected Exhaust Fan**

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

**Refrigerator: Refrigerator Was On**

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.



Recommendations

10.1.1 Kitchen Sink



SLOW DRAIN

The drain in the kitchen sink was slow. I recommend cleaning the drain and the P-trap. If this does not clear out the drain, then I recommend having a licensed plumber make needed repairs.

Recommendation

Contact a qualified professional.



10.3.1 GFCI

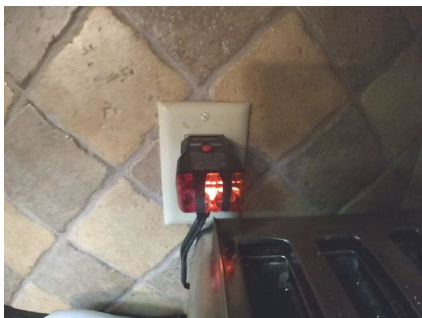


GFCI WOULDN'T RESET

The tested GFCI would not trip with my tester. This is to the right of the kitchen sink. It is recommended that all GFCI's are in operational condition. I recommend having a electrician check the wiring, and/or replace the GFCI if it is necessary.

Recommendation

Contact a qualified electrical contractor.



10.6.1 Range/Oven/Cooktop



IGNITER CONTINUES AFTER IGNITION

When lighting the stove top and testing the burners. I found the lower left hand side burner would keep trying to ignite even after the stove top was lit. None of the other burners did this. I recommend having this repaired by a licensed appliance service technician.

Recommendation

Contact a qualified professional.



11: BATHROOMS

		IN	NI	NP	R
11.1	Bathub	X			
11.2	Cabinets	X			
11.3	Electrical	X			
11.4	Exhaust Fan	X			
11.5	Flooring	X			
11.6	Shower	X			
11.7	Sink/countertop	X			
11.8	Toilets	X			
11.9	Wall	X			

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

Information

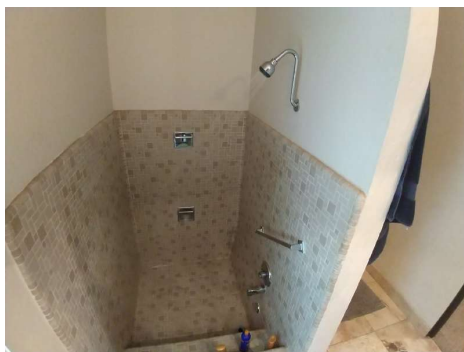
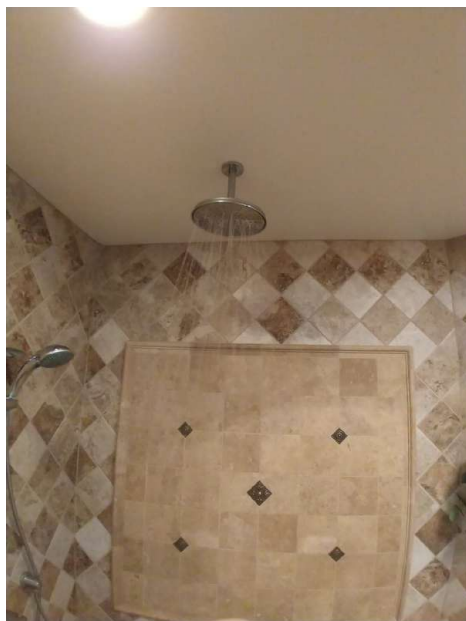
Bathub: Jetted Tub operation

The jetted tub operated as expected.



Shower: Running water

We tested and ran all of the showers in the house. At the time of the inspection there was no leaks the we could determine.



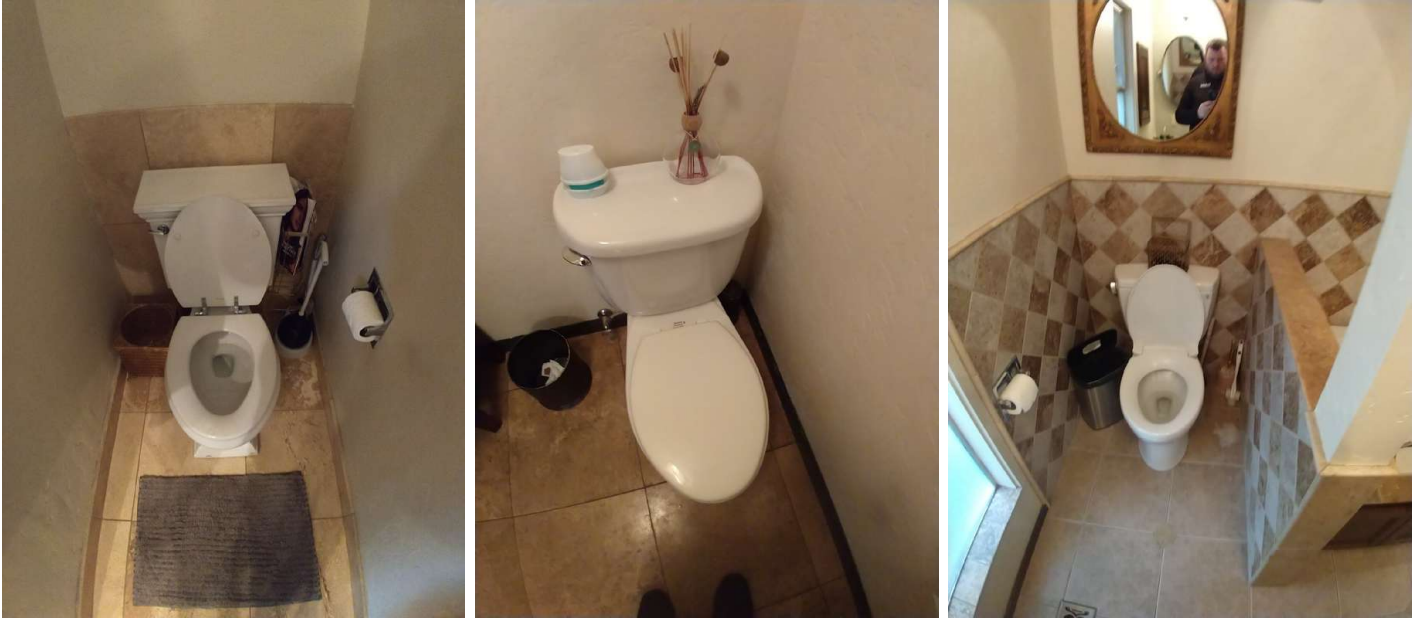
Sink/countertop: Running water and under sink area

We ran all of the water in all of the bathroom sinks. We inspected all of the plumbing underneath the sinks. At the time of the inspection there were no leaks present.



Toilets: Tested and Working

Toilets were tested and working at the time of inspection



Recommendations

11.3.1 Electrical

GFCI MISSING



One or more electric receptacles at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.



11.6.1 Shower

GROUT SEAL TILE SHOWER

 Maintenance/Monitor

Sealing the grout on an annual basis is a very important part of maintaining your tile shower. I recommend using a high quality grout sealer as part of your waterproofing regimen for the shower.

Recommendation

Contact a qualified professional.



12: INTERIORS

		IN	NI	NP	R
12.1	Electrical	X			
12.2	Floors, Walls, Ceilings	X			
12.3	Heat	X			
12.4	Smoke and CO alarms	X			
12.5	Stairs/Handrails/Guardrails	X			
12.6	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
Missing

Smoke and CO alarms: Smoke Alarms Present
Yes

Limitations

Floors, Walls, Ceilings

FURNITURE/STORED ITEMS

There is furniture or stored items restricting views of wall areas. Once items are moved areas should be evaluated.

Recommendations

12.1.1 Electrical



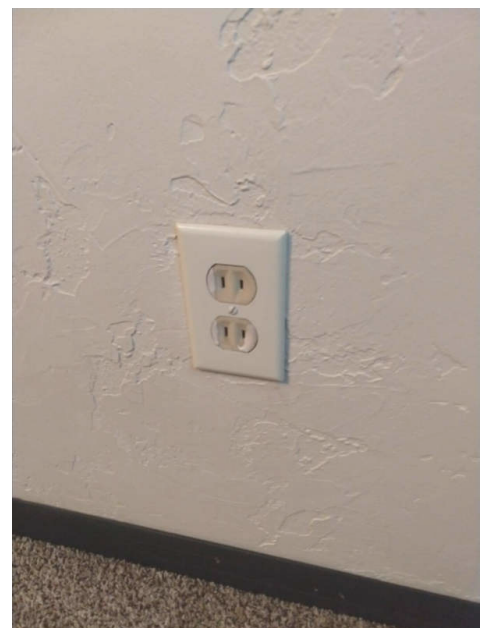
Recommendations

2 SLOT

2-slot receptacles rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

Recommendation

Contact a qualified electrical contractor.



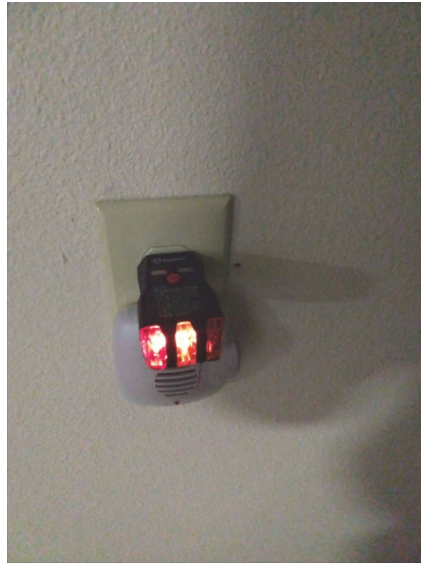
12.1.2 Electrical

**HOT-NEUTRAL REVERSE**

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



13: LAUNDRY

		IN	NI	NP	R
13.1	General	X			

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

Information

General: Dryer Manufacturer

Maytag

General: Washer Manufacturer

Maytag

General: Dryer Operation

We normally operate clothes dryers without a wash load (i.e. we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does NOT replicate operating the unit fully loaded with a heavy wash load.



General: Washer Operation

We normally operate clothes washers without a wash load (i.e. we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does not replicate the unit fully loaded with a heavy wash load.



14: ATTIC

		IN	NI	NP	R
14.1	General	X			
14.2	Attic Hatch	X			
14.3	Electrical	X			
14.4	Insulation	X			
14.5	Ventilation	X			

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

Information

General: Ceiling Structure

Trusses

General: Inspection Method

Viewed from access

General: Insulation Depth

R24

General: Insulation Material

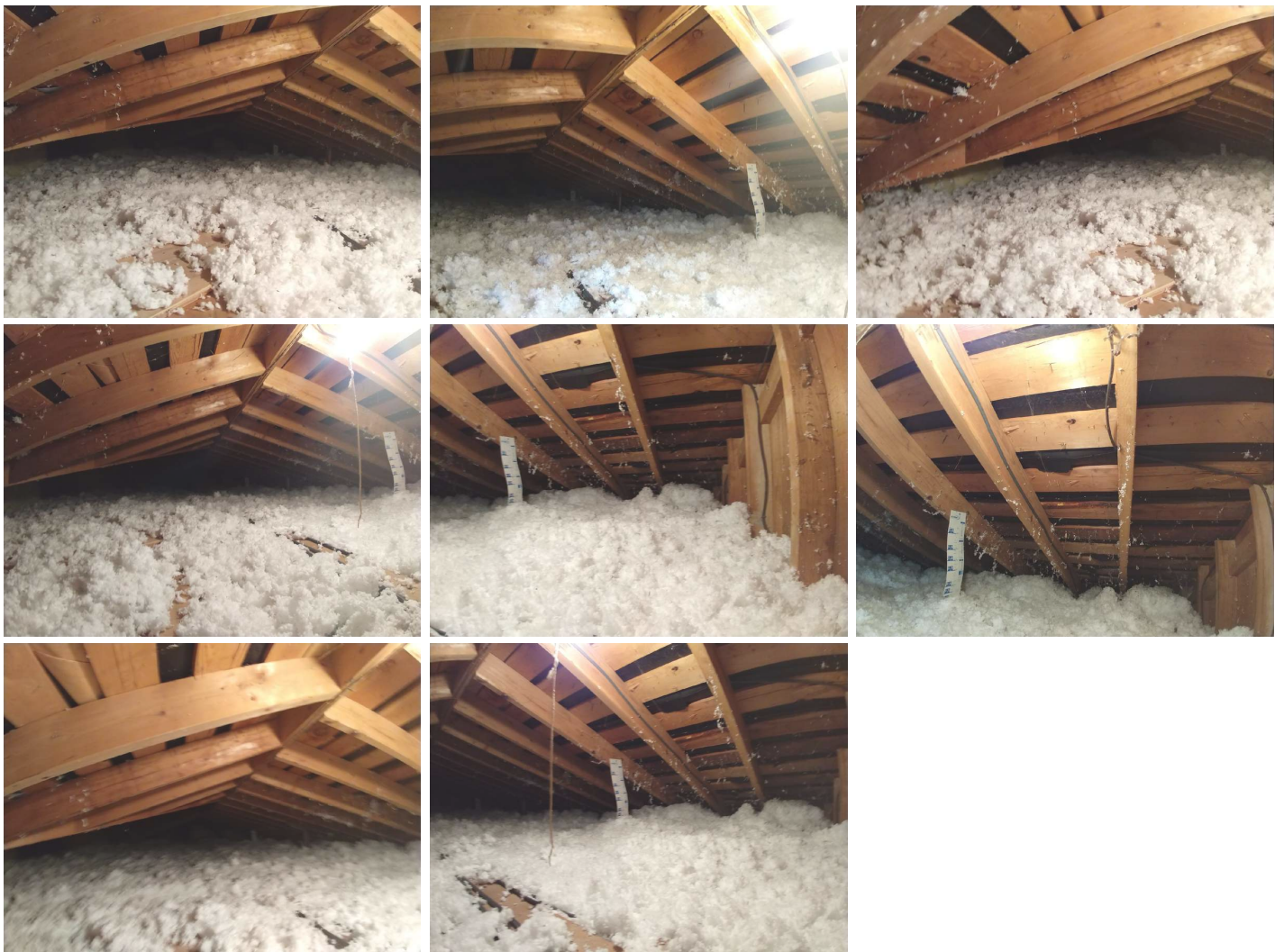
Fiberglass loose

General: Roof Structure

Trusses

General: Attic pictures

These are general pictures of the attic space.



15: CRAWLSPACE

		IN	NI	NP	R
15.1	General	X			
15.2	Plumbing-Electrical		X		
15.3	Substructure		X		
15.4	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

Viewed from hatch/vents

General: Insulation material

Fiberglass rolled

General: Pier/Support material

Wood

General: Vapor Barrier present

Yes

General: Crawl Space Photos

General crawl space photos.



Limitations

General

NOT INSPECTED HEIGHT

The crawlspace was not traversed due to height of ground to floor joists being inadequate to permit safe or reasonable travel.

Recommendations

15.4.1 Ventilation-Insulation

DAMAGED SCREEN



The screens for one or more crawl space vents were damaged. Vermin or pets can enter the crawl space and nest, die and/or leave feces and urine. Vermin often damage under-floor insulation too. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.

Recommendation

Contact a qualified handyman.



16: FOUNDATION

		IN	NI	NP	R
16.1	Foundation	X			
16.2	Seismic Re-Inforcement	X			

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

Information

Foundation: Foundation Type
Basement

Foundation: Foundation / Stem Wall Material
Concrete

Foundation: Footing Material
Concrete

Seismic Re-Inforcement: Anchor Bolts / Hold Downs

Unknown, Not visible

Foundation: Homeowners Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

It is important to continue to monitor the foundation walls for moisture. Catching it early if a issue arises, can save you thousands of dollars in expensive repairs.

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.

17: FIREPLACE

		IN	NI	NP	R
17.1	General	X			
17.2	Flue and damper	X			
17.3	Hearth	X			
17.4	Liner, Firebricks, Panels	X			

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

Information

General: Chimney type

Masonry

General: Fireplace type

Masonry

General: Woodstove type

Metal insert

Flue and damper: Clean Annually

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.



Recommendations

17.2.1 Flue and damper

 Recommendations

CREOSOTE VISIBLE

A significant amount of creosote (1/8 inch or more) is visible in the flue. A qualified chimney service contractor should inspect, clean, and repair if necessary now and annually in the future.

Recommendation

Contact a qualified fireplace contractor.

