



SLOPESIDE HOME INSPECTIONS

360-841-7103

[info@slopesideinspections.com](mailto:info@slopesideinspections.com)

<https://www.slopesideinspections.com>



## RESIDENTIAL REPORT

1234 Main St.  
Vancouver WA 98685

Buyer Name

07/10/2017 9:00AM



Inspector

**Tim & Andrew Tewson**

Licensed in Washington & Oregon

[360-841-7103](tel:360-841-7103)

[tim@slopesideinspections.com](mailto:tim@slopesideinspections.com)



Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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# SUMMARY

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ITEMS INSPECTED



RECOMMENDATIONS



SAFETY HAZARDS &  
IMMEDIATE ATTENTION ITEMS

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- Roof - Coverings: Damaged (General)
- Roof - Coverings: Exposed Fasteners/Nails
- Roof - Coverings: Granule Erosion
- Roof - Coverings: Damaged Shingles Roof Valley
- Roof - Coverings: Shingles Cracked/Broken
- Roof - Roof Drainage Systems: Debris
- Roof - Roof Drainage Systems: Downspouts Drain Near House
- Roof - Roof Drainage Systems: Downspouts Missing
- Roof - Flashings: Gap in Flashing
- Roof - Skylights, Chimneys & Other Roof Penetrations: Dryer Vent Debris
- Exterior - Siding, Flashing & Trim: Cracking - Minor
- Exterior - Siding, Flashing & Trim: Peeling Paint, Bare Wood
- Exterior - Siding, Flashing & Trim: Underdriven Nails
- Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- Exterior - Walkways, Patios & Driveways: Underdriven Nail
- Exterior - Walkways, Patios & Driveways: Water Pooling
- Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Debris
- Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Cut 2x6
- Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Loose Insulation
- Basement, Foundation, Crawlspace & Structure - Vapor Retarders (Crawlspace or Basement): Exposed Soil
- Interior - Ceilings: Minor Damage
- Interior - Ceilings: Cracking
- Interior - Walls: Cracking
- Interior - Doors: Door Sticks
- Interior - Doors: Hinges
- Interior - Floors: Carpet Stains

- Interior - Windows: Minor Corner Cracks
- Interior - Windows: Window Seal Deteriorating
- Interior - Smoke Detectors: Missing Smoke Detector
- Interior - Carbon Monoxide Detectors: Missing Carbon Monoxide Detectors
- Heating - Fireplace, Woodstove: Cloudy Glass
- Heating - Fireplace, Woodstove: Fan
- Cooling - Presence of Installed Cooling Source in Each Room: Cooling At Register
- Plumbing - Hot Water Systems, Controls, Flues & Vents: Missing Seismic Strap
- Plumbing - Exterior Hose Bib: Loose
- Electrical - Lighting, Switches & Receptacles: Cover Plate Damage
- Electrical - Lighting, Switches & Receptacles: Light Inoperable
- Electrical - Lighting, Switches & Receptacles: No GFCI Protection Installed
- Electrical - Lighting, Switches & Receptacles: Cover Plate Loose
- Bathrooms - Floors, Walls and Ceilings: Missing Sealant
- Bathrooms - Floors, Walls and Ceilings: Towel Rack Loose
- Bathrooms - Toilets and Sinks: Sink Cracks
- Bathrooms - Showers and Bathtubs: Shower Head Pipe Loose
- Bathrooms - Showers and Bathtubs: Tub Drains Slow
- Kitchen & Built-in Appliances - Dishwasher: Rust
- Kitchen & Built-in Appliances - Refrigerator: Cover Plate Missing.
- Kitchen & Built-in Appliances - Range/Oven/Cooktop: Range Not Fastened
- Kitchen & Built-in Appliances - Built-in Microwave: Broken handle. Recommend repair
- Kitchen & Built-in Appliances - Built-in Microwave: Lights Not Working
- Kitchen & Built-in Appliances - Sink (s) & Plumbing: Leak
- Garage - Floor: Cracking
- Garage - Occupant Door (From garage to inside of home): Not Self-closing
- Laundry Room - Trim: Moisture Damage

# 1: INSPECTION DETAILS

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## Information

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**In Attendance**

Client

**Occupancy**

Vacant

**Style**

Multi-level

**Temperature (approximate)**

85 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear

## 2: ROOF

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I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

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### Information

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**Roof Type/Style**

Gable, Hip, Combination

**Coverings: Material**

Asphalt

**Roof Drainage Systems: Gutter**

**Material**

Vinyl

**Flashings: Material**

Metal

**Inspection Method**

Ladder, Walked Roof



**Flashings: Drip Edge Flashing**

No deficiencies were observed with the drip edge flashing.



		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

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

**Recommendations**

2.1.1 Coverings

# DAMAGED (GENERAL)

SOUTH

Roof coverings showed moderate to sever damage at this area. Gutters may need to be installed to direct excess moisture away from this area of the roof surfaces. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.





2.1.2 Coverings

# EXPOSED FASTENERS/NAILS

Exposed fasteners observed at one or more locations. Exposed fasteners will corrode over time, and expansion and contraction may eventually expand the nail holes enough to allow leakage. Recommend correction or further evaluation by a qualified professional.

Recommendation

Contact a qualified roofing professional.

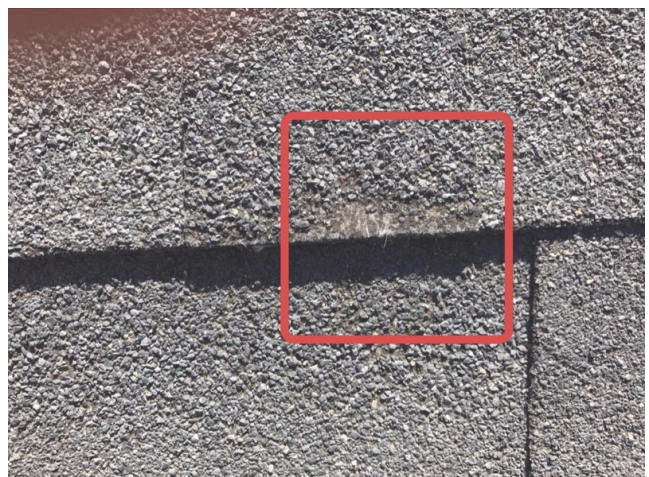


2.1.3 Coverings

# GRANULE EROSION

There was visible erosion of the granular surface of the asphalt shingles, indicating its older age. The shingles may start to deteriorate quickly at this point.

Replacement of the shingles in the near future is recommended. Recommend correction or further evaluation by a



qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.





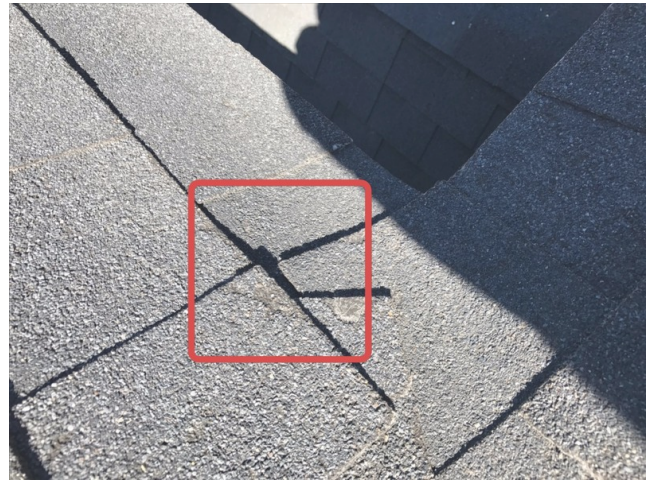
2.1.4 Coverings

## DAMAGED SHINGLES ROOF VALLEY

Damaged shingles noted in roof valley. This area is prone to leaking. Recommend repair by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



## 2.1.5 Coverings

## SHINGLES CRACKED/BROKEN

Roof had cracked/broken shingles. Cracked or broken shingles are a water entry point. Recommend repair or further evaluation by a qualified roofing professional.

## Recommendation

Contact a qualified roofing professional.

## 2.2.1 Roof Drainage Systems

## DEBRIS

Debris has accumulated in the gutters. Debris needs to be cleaned to allow for proper water flow. In addition, debris in gutters can conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommend cleaning and maintaining.

[Here is a DIY resource](#) for cleaning your gutters.

## Recommendation

Contact a qualified roofing professional.

## 2.2.2 Roof Drainage Systems

## DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

## Recommendation

Contact a qualified roofing professional.



## 2.2.3 Roof Drainage Systems

## DOWNSPOUTS MISSING

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

## Recommendation

Contact a qualified roofing professional.

## 2.3.1 Flashings

## GAP IN FLASHING

SMALL GABLED SECTION ABOVE ENTRY DOOR

There is a small gap in the flashing where the ridge meets the siding. This is a potential water entry point. Recommend correction or repair by qualified roofing contractor.

## Recommendation

Contact a qualified roofing professional.



## 2.4.1 Skylights, Chimneys &amp; Other Roof Penetrations

## DRYER VENT DEBRIS

The dryer vent exhaust has excessive lint build-up. Recommend cleaning.

## Recommendation

Contact a qualified professional.



# 3: EXTERIOR

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Information

**Inspection Method**

Visual

**Siding, Flashing & Trim: Siding Material**

Wood

**Siding, Flashing & Trim: Siding Style**

Clapboard

**Decks, Balconies, Porches & Steps: Appurtenance**

Patio

**Decks, Balconies, Porches & Steps: Material**

Concrete

**Exterior Doors & Windows: Exterior Entry Door**

Wood



**Walkways, Patios & Driveways: Driveway & Walkway Material**

Asphalt, Concrete



		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors & Windows	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

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**Recommendations**

3.1.1 Siding, Flashing & Trim

**CRACKING - MINOR**

Siding and trim had cracking or minor damage in one or more areas. These areas are a potential water entry points. Recommend resealing and or repair.

Recommendation

Recommended DIY Project





Left if Entry Door







West Cracking



West - Needs resealing

## 3.1.2 Siding, Flashing &amp; Trim

## PEELING PAINT, BARE WOOD

EAST - BACKSIDE OF HOME

Trim had peeling paint and bare wood exposed to weather. To avoid the need for replacement, repair and paint this trim soon.

## Recommendation

Recommended DIY Project



## 3.1.3 Siding, Flashing &amp; Trim

## UNDERDRIVEN NAILS

Underdriven nails were observed at one or more locations. This can be a safety issue do to cuts if contact is made with bare skin. In addition the siding rim board needs to be securely fastened to the wall. Recommend correction by a qualified professional.

## Recommendation

Contact a qualified professional.



## 3.3.1 Walkways, Patios &amp; Driveways

## WALKWAY CRACKING - MINOR

A crack in the front patio was observed at the time of inspection. If not sealed, moisture can damage the concrete through freezing and expanding during seasonal temperature changes. Recommend sealing to prevent further damage. In addition, the sprinkler system was directing water towards the house in this area. Recommend adjusting.

## Recommendation

Recommended DIY Project



West Front Walkey

## 3.3.2 Walkways, Patios &amp; Driveways

## UNDERDRIVEN NAIL

An underdriven nail was observed on the trim of the garage. Recommend correction by a qualified professional.

## Recommendation

Contact a qualified professional.



3.3.3 Walkways, Patios & Driveways

## WATER POOLING

Water was pooling on the driveway. Excess water can shorten the lifespan of the asphalt material. Recommend directing sprinkler heads away from the driveway.

Recommendation

Contact a qualified professional.



# 4: ATTIC, INSULATION & VENTILATION

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

## Information

### Inspection Method

Attic Access

### Attic Insulation: R-value

38

### Attic Insulation: Insulation

Type

Blown

### Ventilation: Ventilation Type

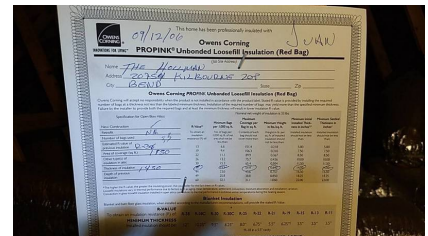
Soffit Vents, Ridge Vents

### AC Line

Attic



### Attic Insulation: Insulation



		IN	NI	NP	R
4.1	Attic Insulation	X			X
4.2	Ventilation	X			
4.3	Exhaust Systems	X			
4.4	Electrical	X			
4.5	Penetrations	X			

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### Recommendations

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# 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## Information

**Inspection Method**

Crawlspace Access

**Flooring Insulation**

Batt, Fiberglass

**Foundation: Material**

Concrete

**Floor Structure: Material**

Wood Beams, Wood I-Joists

**Floor Structure: Sub-floor**

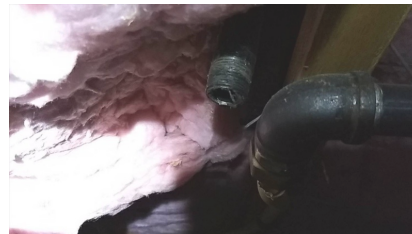
OSB

**Floor Structure:**

**Basement/Crawlspace Floor**

Dirt

**Cosmetic Observations**



		IN	NI	NP	R
5.1	Foundation	X			X
5.2	Basements & Crawlspace	X			X
5.3	Floor Structure	X			X
5.4	Wall Structure	X			X
5.5	Ceiling Structure	X			
5.6	Vapor Retarders (Crawlspace or Basement)	X			X

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## Recommendations

5.1.1 Foundation

# FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



Garage South East



5.2.1 Basements & Crawlspace

# DEBRIS

Debris in crawlspace should be removed. Wood debris is a conducive condition for wood destroying organism. Recommend removing.

Recommendation

Contact a qualified professional.



5.2.2 Basements & Crawlspace

# CUT 2X6

EAST CRAWLSPACE

A portion of a 2x6 had been cut near one of the east vents. Recommend correction or further evaluation by a qualified contractor.



5.2.3 Basements & Crawlspace

# LOOSE INSULATION

## CRAWLSPACE

Insulation has fallen loose. Recommend reinstalling.

Recommendation

Contact a qualified professional.



South West Corner



South West

5.6.1 Vapor Retarders (Crawlspace or Basement)

# EXPOSED SOIL

The vapor barrier was not adequately covering the soil or post footings at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay. Recommend correction or further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.





## 6: INTERIOR

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I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

### Information

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**Ceilings: Ceiling Material**

Gypsum Board

**Walls: Wall Material**

Drywall

**Floors: Floor Coverings**
Carpet, Linoleum, Tile, Vinyl,  
Wood
**Windows: Window Type**

Single-hung, Sliders, Casement

**Windows: Window**
**Manufacturer**

Unknown

**Countertops & Cabinets:**
**Countertop Material**

Granite

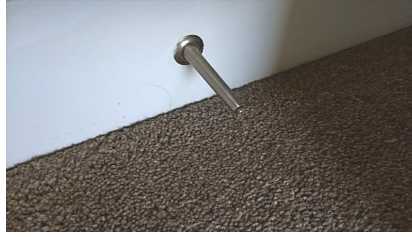
**Countertops & Cabinets:**
**Cabinetry**

Wood

**Cosmetic Observations**



Master Bedroom - Right Side of Main Doors



South West Bedroom - Missing Rubber Cap



2nd Floor Bonus Room



South West Bedroom



Stairway Landing

		IN	NI	NP	R
6.1	Ceilings	X			X
6.2	Walls	X			X
6.3	Doors	X			X
6.4	Floors	X			X
6.5	Windows	X			X
6.6	Countertops & Cabinets	X			
6.7	Steps, Stairways & Railings	X			
6.8	Smoke Detectors	X			X
6.9	Carbon Monoxide Detectors	X			X

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**Recommendations**

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6.1.1 Ceilings

## MINOR DAMAGE

SOUTH WEST BEDROOM - ABOVE WINDOW

Seam in the drywall above the window had pulled apart and left a sizable crack, most likely due to normal settling. No moisture damage was observed at the time of inspection. Recommend correction or further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



6.1.2 Ceilings

## CRACKING

LIVING ROOM - LEFT SIDE OF CEILING REGISTER

Drywall cracking, appeared to be the result of normal settling. Recommend repair as needed.

Recommendation

Contact a qualified professional.



6.2.1 Walls

## CRACKING

LIVING ROOM - EAST WINDOWS

Cracking in the drywall was visible at the time of inspection. Unable to determine the cause. Recommend asking seller about prior damage/moisture intrusion.

Recommendation

Contact a qualified professional.



6.3.1 Doors

## DOOR STICKS

NORTH WEST BEDROOM

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a quality handyman.



6.3.2 Doors

# HINGES

Door hinges need tightening in one or more locations.

Recommendation

Contact a qualified professional.



Master Bedroom



North West Bedroom

6.4.1 Floors

# CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.





## 6.5.1 Windows

## MINOR CORNER CRACKS

NORTH WEST BEDROOM - RIGHT SIDE

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

## Recommendation

Contact a qualified professional.



## 6.5.2 Windows

## WINDOW SEAL DETERIORATING

WEST SIDE BEDROOMS

Window seal on one or more windows was deteriorating. Recommend resealing as needed.

## Recommendation

Contact a qualified professional.



## 6.8.1 Smoke Detectors

## MISSING SMOKE DETECTOR

WEST ROOM

No smoke detector was in the room above the garage. This is not considered a bedroom but we recommend a smoke detector on each floor and in each livable room of the house.

## Recommendation

Contact a qualified professional.



6.9.1 Carbon Monoxide Detectors

## MISSING CARBON MONOXIDE DETECTORS

 Safety Hazard and/or Requires Immediate Attention

No carbon monoxide detectors on first or second floor. Although not required during the time of this home being built, new laws to require them. Recommend installing:

On each level of your home with sleeping areas.

In each bedroom or within 15 feet outside of each sleeping area.

Recommendation

Contact a qualified professional.

# 7: HEATING

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

## Information

### Equipment: Heat Type

Forced Air

### Distribution Systems:

Ductwork

Insulated

### Cosmetic Observations



### Equipment: Brand

Attic

Rudd



Mfg date - February 2006



Brand - Rudd

**Equipment: Energy Source**

Attic

Gas

Gas shut off valve for furnace.



**Distribution Systems: Ductwork**

Attic



**Fireplace, Woodstove: Type**

Gas



		IN	NI	NP	R
7.1	Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			
7.4	Vents, Flues & Chimneys	X			
7.5	Fireplace, Woodstove	X			X
7.6	Presence of Installed Heat Source in Each Room	X			

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**Recommendations**

7.5.1 Fireplace, Woodstove

## CLOUDY GLASS

Fireplace glass is cloudy. Recommend cleaning or replacing.

Recommendation

Contact a qualified professional.



7.5.2 Fireplace, Woodstove

## FAN

The fireplace fan did not appear to be either present or operable. Recommend asking seller about this condition or further evaluation by a professional.

Recommendation

Contact a qualified professional.



# 8: COOLING

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

## Information

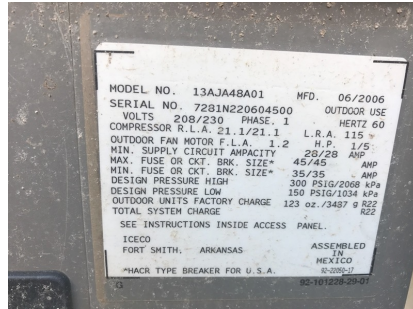
**Cooling Equipment: Energy Source/Type**  
Electric

**Cooling Equipment: Location**  
Exterior West

**Cooling Equipment: Brand**  
West  
RUUD: Zephyr Series



Shut Off



		IN	NI	NP	R
8.1	Cooling Equipment	X			
8.2	Normal Operating Controls	X			
8.3	Distribution System	X			
8.4	Presence of Installed Cooling Source in Each Room	X			X

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

## Recommendations

8.4.1 Presence of Installed Cooling Source in Each Room

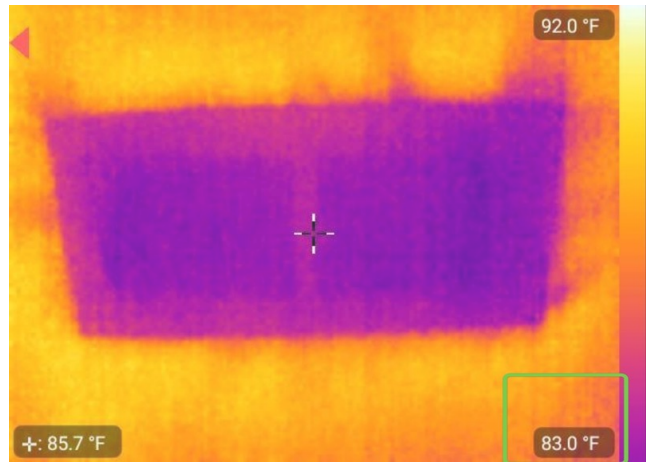
## COOLING AT REGISTER

The west facing bedroom had a register that was not cooling when the A/C was turned on. The air coming from the register remained at or near 83 degrees.

Recommend correction or further evaluation by a licensed professional.

Recommendation

Contact a qualified HVAC professional.



# 9: PLUMBING

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

## Information

**Water Supply, Distribution Systems & Fixtures: Distribution Material**  
Unknown

**Drain, Waste, & Vent Systems: Material**  
ABS

**Hot Water Systems, Controls, Flues & Vents: Power Source/Type**  
Gas

**Hot Water Systems, Controls, Flues & Vents: Capacity**  
50 gallons

**Hot Water Systems, Controls, Flues & Vents: Location**  
Garage



**Water Source**

Public



**Main Fuel Storage & Distribution Systems: Main Gas Shut-off Location**

Gas Meter



**Water Supply, Distribution Systems & Fixtures: Water Supply Material**

Pex



**Water Supply, Distribution Systems & Fixtures: Water Meter**

Water meter had packing peanuts stuffed inside a plastic bag inserted into the meter hole. Not able to determine the function of this. Recommend asking seller or further evaluation by a qualified individual.



**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Garage

Rheem

Recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



**Exterior Hose Bib: Water Pressure**

Water pressure was 60 psi at time of inspection. Sprinklers were running, which most likely affected water pressure. Recommended pressure is between 40-80 psi.

		IN	NI	NP	R
9.1	Main Water Shut-off Valve & Location	X			
9.2	Main Fuel Storage & Distribution Systems	X			
9.3	Water Supply, Distribution Systems & Fixtures	X			
9.4	Drain, Waste, & Vent Systems	X			
9.5	Hot Water Systems, Controls, Flues & Vents	X			X
9.6	Exterior Hose Bib	X			X

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

**Recommendations**

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9.5.1 Hot Water Systems, Controls, Flues & Vents

# MISSING SEISMIC STRAP

GARAGE

Missing seismic strap on lower third portion of water heater. Recommend installation by a qualified professional.



9.6.1 Exterior Hose Bib

# LOOSE

EAST

Recommend tightening to properly secure hose bib.

Recommendation

Recommended DIY Project



# 10: ELECTRICAL

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## Information

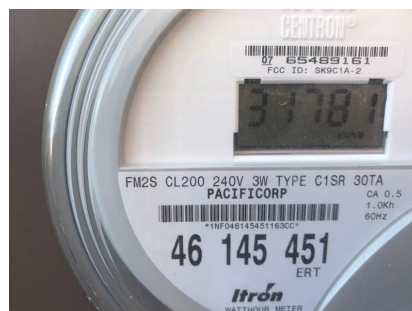
**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
200 AMP

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**  
General Electric

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

### Electric Meter and Base



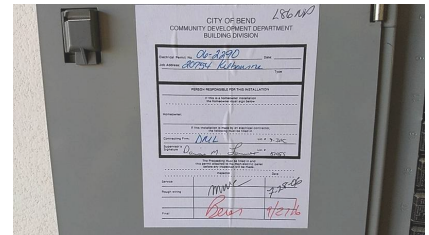
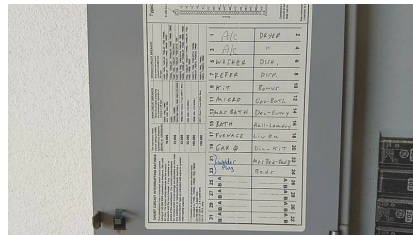
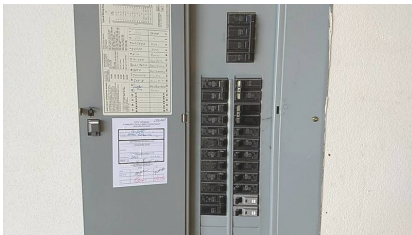
**Service Entrance Conductors: Electrical Service Conductors**

Below Ground, 240V



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**

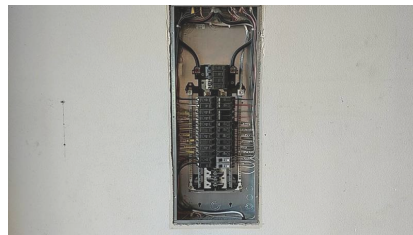
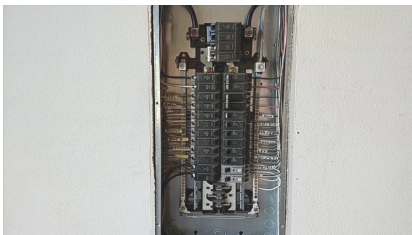
Garage



**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**

Garage

Copper



		IN	NI	NP	R
10.1	Service Entrance Conductors	X			
10.2	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding	X			
10.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
10.4	Branch Wiring Circuits, Breakers & Fuses	X			
10.5	Lighting, Switches & Receptacles	X			X

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**Recommendations**

10.5.1 Lighting, Switches & Receptacles

## COVER PLATE DAMAGE

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrician.



2nd Floor Bathroom

10.5.2 Lighting, Switches & Receptacles

## LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrician.



South West Bedroom

10.5.3 Lighting, Switches & Receptacles

# NO GFCI PROTECTION INSTALLED

EXTERIOR & GARAGE

No GFCI protection present at one or more locations in the home. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrician.



Exterior West



Exterior East



Front exterior.

10.5.4 Lighting, Switches & Receptacles

# COVER PLATE LOOSE

One or more cover plates were loose at the time of the inspection on the first floor.

Recommendation

Contact a qualified professional.



2nd Floor Hallway



North West Bedroom



South West Bedroom



# 11: BATHROOMS

## Information

### Floor Coverings

Linoleum, Tile

### Wall Material

Drywall

### Cosmetic Observations



2nd Floor Bathroom - Loose



2nd Floor Bathroom - Right Side Loose



Master Bathroom - Needs Seal

		IN	NI	NP	R
11.1	Floors, Walls and Ceilings	X			X
11.2	Countertops & Cabinets	X			
11.3	Toilets and Sinks	X			X
11.4	Showers and Bathtubs	X			X
11.5	Doors & Windows	X			
11.6	Ventilation	X			
11.7	Trim	X			X

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

## Recommendations

11.1.1 Floors, Walls and Ceilings

### MISSING SEALANT

MASTER BATHROOM

Recommend sealant.

Recommendation

Recommended DIY Project



11.1.2 Floors, Walls and Ceilings

## TOWEL RACK LOOSE

2ND FLOOR BATHROOM

Right side of towel rack is not secured properly. Recommend tightening to properly secure to the wall.

Recommendation

Recommended DIY Project



11.3.1 Toilets and Sinks

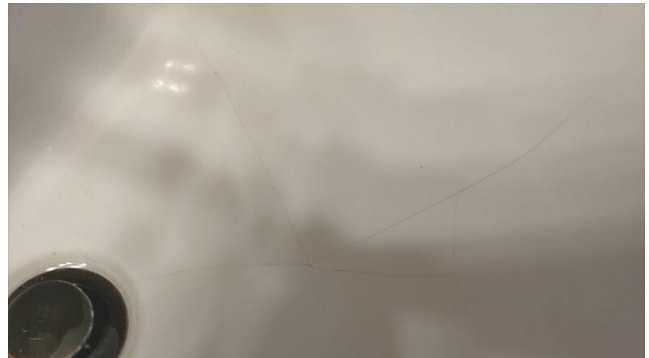
## SINK CRACKS

2ND FLOOR BATHROOM

Right sink in second floor bathroom had a number of cracks. Recommend replacing sink.

Recommendation

Contact a qualified professional.



11.4.1 Showers and Bathtubs

## SHOWER HEAD PIPE LOOSE

Shower head pipes were loose in both upstairs bathrooms. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



Master Bathroom



2nd Floor Bathroom

11.4.2 Showers and Bathtubs

## TUB DRAINS SLOW

2ND FLOOR BATHROOM

Recommendation

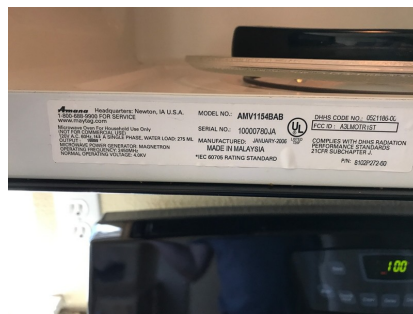
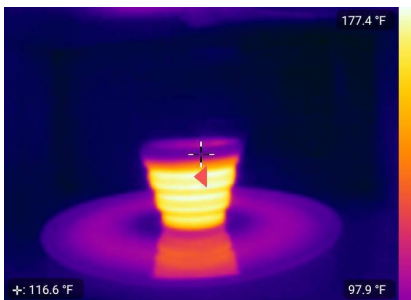
Recommended DIY Project

# 12: KITCHEN & BUILT-IN APPLIANCES

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

## Information

### Microwave



### Floors, Walls & Ceiling: Cracking - Minor

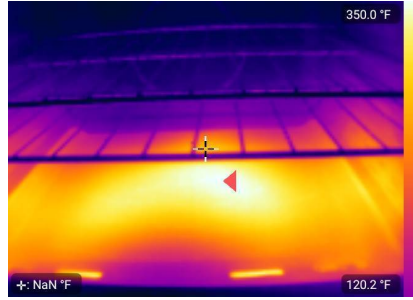
There was minor cracking observed near the window in the kitchen above the sink. This is cosmetic and likely the result of settling.





**Range/Oven/Cooktop: Range/Oven Brand**

Amana



**Range/Oven/Cooktop: Exhaust Hood Type**

Vented



**Garbage Disposal: Prior Damage**

Minor damage observed on garbage disposal. It was possibly repaired to fix a leak. No leak was observed at the time of inspection. Recommend monitoring for leaks and repair or replace as needed.



		IN	NI	NP	R
12.1	Floors, Walls & Ceiling	X			
12.2	Dishwasher	X			X
12.3	Refrigerator	X			X
12.4	Range/Oven/Cooktop	X			X
12.5	Garbage Disposal	X			
12.6	Built-in Microwave	X			X
12.7	Countertops & Cabinets	X			
12.8	Sink (s) & Plumbing	X			X

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

## Recommendations

### 12.2.1 Dishwasher

# RUST

Rust stains from objects placed inside the dishwasher can usually be lightened or removed with a citric acid treatment. To remove these stains, you can treat with citric acid crystals following the steps below:



1. Fill the detergent cup with three to four ounces of citric acid crystals and close the cup.
2. Run the dishwasher through a normal cycle.
3. Rinse thoroughly by running the dishwasher through another cycle without the crystals but with a full cup of detergent.
4. Repeat the process if one treatment did not completely remove the staining.

#### Recommendation

Contact a qualified professional.

12.3.1 Refrigerator

## COVER PLATE MISSING.

Recommendation

Contact a qualified professional.



12.4.1 Range/Oven/Cooktop

## RANGE NOT FASTENED

**⚠ Safety Hazard and/or Requires Immediate Attention**

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.

12.6.1 Built-in Microwave

## BROKEN HANDLE. RECOMMEND REPAIR

Recommendation

Contact a qualified professional.





12.6.2 Built-in Microwave

## LIGHTS NOT WORKING

The lights underneath the microwave that illuminate the stove top were not working at the time of inspection.

Recommendation

Contact a qualified professional.



12.8.1 Sink (s) & Plumbing

## LEAK

**⚠ Safety Hazard and/or Requires Immediate Attention**

There is an active water leak underneath the kitchen sink. The seal at the elbow appears to be broken. Recommend correction or further evaluation by a qualified professional.

Recommendation

Contact a qualified plumber.



# 13: GARAGE

## Information

**Garage Door: Material**

Fiberglass

**Garage Door: Type**

Automatic

**Walls & Firewall: Minor Crack**

Garage

Minor crack observed over door that leads from garage to the home. Due to normal settling, recommend monitor over time.

		IN	NI	NP	R
13.1	Ceiling	X			
13.2	Floor	X			X
13.3	Walls & Firewall	X			X
13.4	Garage Door	X			
13.5	Garage Door Opener	X			
13.6	Occupant Door (From garage to inside of home)	X			X
13.7	Stairs/Steps to Living Space	X			

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

## Recommendations

13.2.1 Floor

### CRACKING

GARAGE

Crack was observed towards the back of the garage. Most likely due to concrete shrinkage and normal settling. Recommend monitor and/or have concrete contractor patch/seal.



Recommendation

Contact a qualified professional.

13.6.1 Occupant Door (From garage to inside of home)

## NOT SELF-CLOSING

 Safety Hazard and/or Requires Immediate Attention

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.

# 14: LAUNDRY ROOM

## Information

**Dryer Power Source**

220 Electric

**Dryer Vent**

None Found

**Floor Coverings**

Vinyl

		IN	NI	NP	R
14.1	Floors, Walls & Ceiling	X			X
14.2	Doors & Windows	X			
14.3	Countertops, Cabinets & Lighting	X			
14.4	Dryer Venting & Connections	X			
14.5	Trim	X			X

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

## Recommendations

14.5.1 Trim

### MOISTURE DAMAGE

Trim opposite the sink cabinet appeared to have moisture damage. Washing machine may have leaked at some point. Recommend asking sellers about this.



Recommendation

Contact a qualified professional.