



SUMMARY

1234 Main St. Maple Valley WA 98038

Buyer Name
06/10/2018 9:00AM

Brian Dodds
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1.1.1 Weather

OVERCAST-OCCASIONAL LIGHT RAIN

Recommendations

During the inspection the weather was overcast with periods of light rain.

Recommendation

Contact a qualified professional.

1.2.1 Environment

SOME TREES AROUND THE PROPERTY

Maintenance Item

Some trees are located around the property. There is a possibility that tree debris will fall on the roof and clog the gutters. Recommend keeping an eye on the roof and gutters.

1.3.1 Utilities

METER INFO

Recommendations

Here is your utility meter info:

Recommendation

Recommend monitoring.



1.3.2 Utilities

ALL UTILITIES ON

Recommendations

All utilities were on at the time of the inspection.

Recommendation

Contact a qualified professional.

1.4.1 Natural Hazards

NO SIGNIFICANT HAZARDS TO NOTE

Recommendations

1.4.2 Natural Hazards

THERE IS SOME RUN OFF WATER THAT COMES OF THE ROADWAY IN FRONT.

Recommendations

I would keep an eye on this to see if it needs A catch basin and drain it into the downspout drain.



2.1.1 Walkways, Patios & Driveways

DRIVEWAY AND WALKS CRACKING - MINOR

Recommendations

Minor cosmetic cracks observed, which may indicate movement in the soil. I recommend keeping an eye on it to watch for further settlement. The key is to not have any areas of standing water or extreme run off towards the house of foundation.

Recommendation
Contact a qualified concrete contractor.

2.1.2 Walkways, Patios & Driveways

CONCRETE IS LEVEL OR SLOPING TOWARDS THE HOUSE

Recommendations

Any surface water from the concrete should be sloped away from the house. It is not uncommon for older homes to have concrete that may slope towards the house. I would keep an eye on this to make sure it is not settling more or affecting the foundation in a negative way. If it does, I would recommend repairing or replacing the concrete to mitigate this water issue.



2.2.1 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION - OK

Recommendations

Just small vegetation and everything is ok at this time. I recommend keeping all vegetation trimmed down and away from the house structure at least 12 to allow the siding to dry out after a rain.

Recommendation
Contact a qualified professional.

2.3.1 Tree and Bush concerns

NO PROBLEMS

Recommendations

There were no visible tree or bush problems.

Recommendation
Contact a qualified professional.

2.4.1 Windows

WINDOWS FUNCTION

 Recommendations

The windows were functional at this time.

2.4.2 Windows

WINDOWS - NEED TEMPERED GLASS ON SOME OF THEM

 Safety Hazard

There are some windows that are in need of tempered glass due to them being: within 18 of the floor or ground, in a bathroom or they are within the swing of a door.



2.4.3 Windows

EGRESS WINDOW IS NOT TO CODE

 Safety Hazard

The egress window is not to code and could be a problem for someone trying to get out of the house in the event of a fire. Recommend installing the proper window and exit.



2.5.1 Siding, Flashing & Trim

SIDING - OK

 Maintenance Item

The siding is in good condition at this time.

2.5.2 Siding, Flashing & Trim

SIDING - LACKS MAINTENANCE AND DETERIORATED

 Recommendations

The siding overall needs caulking, repairs and paint to hold up over time. This is not uncommon on houses that are this age. I recommend repairs, caulking and repainting to preserve the life of the siding.

I recommend properly prepping, using good QUAD caulk and a good grade of paint product to preserve the life of the paint job and the siding.



2.5.3 Siding, Flashing & Trim

SIDING - SPLITTING

 Recommendations

Siding shingles was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend caulking and painting these areas.

Recommendation

Contact a qualified professional.

2.5.4 Siding, Flashing & Trim

BEES NEST

 Recommendations

There was evidence of some small bees nests on the soffits. They do not appear to be active at this time. Just need to monitor.

On the shed soffit.



2.5.5 Siding, Flashing & Trim

FACIA IS SHOWING SIGNS OF DETERIORATION DUE TO MOISTURE.

Recommendations

Recommend fixing the gutters properly and prepping and painting the fascia when done to extend the life of the fascia.

If you feel that the extent of the water damage is beyond that, you can replace the fascia and properly paint it.

2.6.1 Exterior Doors

GARAGE DOOR IS WORKING AT THIS TIME.

Recommendations

2.6.2 Exterior Doors

OK

Maintenance Item

The doors were in good operating condition at the time of inspection.

2.6.3 Exterior Doors

WOOD DOOR ON SHED IS SHOWING SIGNS OF EXTREME EXPOSURE TO THE ELEMENTS.

Recommendations

Recommend painting as needed.



2.7.1 Exterior Electrical Wiring

OK

Maintenance Item

The exterior wiring is in good condition at this time. No real issues to note.

2.7.2 Exterior Electrical Wiring

GFCI - THE EXTERIOR PLUGS ARE NOT GFCI PROTECTED

Safety Hazard

The exterior plugs are supposed to be GFCI protected for safety. I recommend that you install a GFCI plug and properly protect it from the weather.

Recommendation
Contact a qualified professional.



2.8.1 Exterior Plumbing

OK

Recommendations

At the time of the inspection, I observed no deficiencies in the condition of exterior water faucets.

Recommendation

Contact a qualified professional.



2.9.1 Exterior Lighting

EXTERIOR LIGHT INOPERABLE

Recommendations

A light fixture was inoperable at the time of the inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. This light fixture should be re-tested after the bulb is replaced. If after bulb replacement the light still fails to respond to the switch, this condition may be a potential fire hazard, and an inspection and any necessary work should be performed by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



2.10.1 Eaves, Soffits & Fascia

EAVES - WATER STAINS OR SURFACE DISCOLORATION

Recommendations

Water stains or surface discoloration was observed under the roof eaves. This may indicate an active leak or improper ventilation at the attic vents. I would recommend cleaning the surface with a pressure washer, prep and paint accordingly and if there is an active leak or blocked vent, I would clear the insulation away from the vent for the attic and the soffit wood to breathe properly.

Recommendation

Contact a qualified roofing professional.



2.11.1 Fence

GATES - OK

Recommendations

The gates operate and function ok at this time.

Recommendation

Contact a qualified professional.

2.11.2 Fence

FENCE POSTS ARE ROTTING AND SOME OF THE FENCE IS DUE FOR REPLACEMENT

Recommendations

You can just replace the damaged posts vs replacing all of the fence at this time.



2.11.3 Fence

THE FENCE IS LEANING IN SOME SPOTS.

 Recommendations

there are some spots where the fence is leaning. This is common with fences that have posts that are not set in concrete, and the boards do not have gaps large enough to let the wind through during a wind storm.

Eventually it would be a good idea to remove and replace the posts as needed and to set them with concrete.

2.12.1 Decks, Balconies, Porches & Steps

PATIO - OK

 Recommendations

Patio is in good shape at this time. One of the posts is showing a large crack, but is functioning fine at this time.

The porch was not built per code and it appears that the roof over the back door is a steel garage door. The hardware used and the way it was all built is functional, but not secured properly at the joists , posts or at the house. Also the screws used vs Tico nails is not the proper application. The screws used will eventually rust out.



3.1.1 Roof Accessibility

WALKED THE ROOF

Recommendations

I accessed the roof via a ladder. I was able to walk the entire roof.

3.2.1 Coverings/Facia/Sheeting

THE ROOF ON THE HOUSE IS IN GOOD CONDITION AT THIS TIME

Recommendations

I observed no notable deficiencies in the condition of the exterior roof structure at this time. The roof on the house is 5-10 years old and has aged consistent with its lifespan. I recommend regular care of the roof and I believe you can extend the life of the roof.

Recommendation

Contact a qualified professional.



3.2.2 Coverings/Facia/Sheeting

ROOF CORNERS ARE NOT PROPERLY DRAINING INTO THE GUTTERS.

Recommendations

Will need to clean, prep and properly repair as needed.



3.2.3 Coverings/Facia/Sheeting

ZINC STRIPS ARE INSTALLED ON THE ROOF TO INHIBIT MOSS GROWTH.

Recommendations

This is normal. I still recommend getting up on the roof and cleaning as needed.



3.3.1 Underlayment material

#15 FELT PAPER

The roof had #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

Recommendation

Contact a qualified professional.



Recommendations



3.4.1 Gutters and Downspouts

OK

Gutters are in good shape at this time.



Maintenance Item

3.4.2 Gutters and Downspouts

GUTTERS HAVE LONG RUNS DUE TO THE ROOF DESIGN. THIS CAN CREATE LOW SPOTS THAT WATER CAN COLLECT.

Keep an eye on the water flow and adjust the fall of the gutters if needed to preserve the life and function of the gutters.



Recommendations



3.5.1 Flashings

NO VISUAL FLASHING DEFICIENCIES

I observed no real deficiencies with the roof flashing at this time.

Recommendation

Contact a qualified professional.



Recommendations

3.6.1 Plumbing and Combustion Vents

OK



Maintenance Item

Plumbing and ventilation boots are in good shape at this time.



3.7.1 Roof supports

I DO NOT SEE ANY ROOF SUPPORT ISSUES AT THIS TIME.



Recommendations

Here are a couple things to note in regards to roof supports:

You should never cut and engineered truss in the attic or over a PorTech. They are designed for specific loads and should not be cut. If for any reason you have to cut a truss, you should contact an engineer and get them re-engineered.

If you cut a roof collar tie or a pony wall in the attic, you should take measures to properly support before cutting and properly support after any cuts have been made.

You can also install additional supports for rafters as needed. More support never hurts.

3.8.1 Chimneys

CHIMNEY FLUE DISCLAIMER



Recommendations

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, I recommend that before the expiration of your Inspection Objection Deadline that you have the flue inspected by a specialist.

Recommendation

Contact a qualified professional.

3.8.2 Chimneys

CHIMNEY - OK



Recommendations

The chimney appears to be ok at this time. Recommend regular inspection and maintenance to keep it in good shape.

3.8.3 Chimneys

MINOR DETERIORATION AND SPRAWLING ON THE CHIMNEY



Recommendations

I recommend keeping an eye on this and maintain as needed. This is normal for houses of this age.



3.9.1 Porch roof attachment to header

THE PORCH ROOF IS NOT PROPERLY ATTACHED TO THE HEADER.

 Recommendations

I recommend using a hurricane clip and Tico nail to attach the rafters to the beam and attaching it to the house properly.



3.10.1 Skylights

OK

 Recommendations

The skylights appear to be in good shape at this time. I recommend going up and taking a look annually when you clean the gutters to make sure everything is holding up well.

3.10.2 Skylights

THE RUBBER FLASHING WILL EVENTUALLY DRY OUT AND CRACK

 Recommendations

I would keep an eye on this and repair or replace as needed.



4.1.1 Doors

DOORS - OK

 Recommendations

Found no major issues with doors at this time.

4.1.2 Doors

INOPERABLE DOOR HARDWARE

 Recommendations

The door hardware was inoperable at the time of the inspection. I recommend repair, adjustment or replacement as necessary.

The front door.

Recommendation

Contact a qualified professional.



4.3.1 Windows

NO EGRESS WINDOW FOR BEDROOM AREA

 Recommendations

It is a good idea to have an accessible egress window in every functional bedroom. This is a fire safety issue for people to be able to get out in the event of a fire. I recommend that you consult a qualified contractor to discuss your options for this.

Recommendation

Contact a qualified professional.

4.3.2 Windows

WINDOW SILL - EVIDENCE OF WATER/CONDENSATION

 Recommendations

I found evidence of water condensation on the window sills. This issue is often from the windows sweating and producing condensation or possibly a leaking seal or damaged caulking. It does not appear to be sweating since the windows have been upgraded.

Recommendation

Contact a qualified professional.

4.4.1 Floors

FLOORING - GENERAL WEAR AND TEAR

 Recommendations

The home had general wear and tear for the floors at the time of the inspection. Regular maintenance and cleaning are what I recommend.

Recommendation

Contact a qualified cleaning service.

4.5.1 Walls / Ceilings

CEILINGS - OK

 Recommendations

At the time of the inspection, I observed no deficiencies in the condition of ceilings in the home worth noting in the areas inspected.

Recommendation

Contact a qualified professional.

4.5.2 Walls / Ceilings

SOME PAST WATER DAMAGE WAS NOTICED.

 Recommendations

It does not look like a current problem. I would repair as needed and keep an eye on it for further deterioration. In one of the upper bedrooms.



4.5.3 Walls / Ceilings

WALLS - OK

 Maintenance Item

The walls are in pretty good shape at this time. No major concerns to note. The texture is pretty cool, yet hard to match. Be careful with the walls.

4.6.1 Steps, Stairways & Railings

STAIR SYSTEM - OK

 Maintenance Item

Stairs were in good shape at this time.

4.7.1 Countertops & Cabinets

CABINETS ARE OLD AND ARE BUILT IN. I RECOMMEND ADJUSTING AND REPAIRING AS NEEDED.

 Recommendations

This type of cabinet is hard to come by these days. If they are in good shape, they are worth keeping.

4.7.2 Countertops & Cabinets

CONDITION

 Maintenance Item

Cabinets appear to be in good working condition relative to the age and care of them. Recommend regular maintenance and care.

4.7.3 Countertops & Cabinets

THE COUNTERTOPS ARE IN GOOD SHAPE AT THIS TIME.

 Recommendations

4.7.4 Countertops & Cabinets

I RECOMMEND SEALING THE QUARTZ OR GRANITE

 Recommendations

I recommend sealing because there is no easy way to tell if the current owner did seal them and this will protect them from any future accidents.

5.1.1 Garbage Disposal

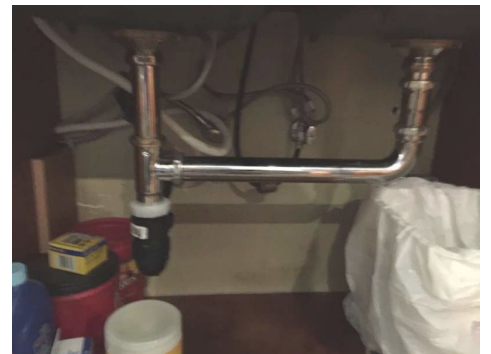
NO DISPOSAL

 Recommendations

The kitchen had no garbage disposal installed.

Recommendation

Contact a qualified professional.



5.1.2 Garbage Disposal

THERE IS A UNIQUE DRAINAGE MOTOR WITH A SWITCH IN THE BASEMENT KITCHEN.

 Recommendations

This sink was not installed per code. There is a switch on the cabinet that controls the pumping of the water in the sink because it does not drain on its own to the sewer line or even a grinder pump in the basement and then to the sewer.

The system is functioning, but is not to code. In order to make this all up to code, I recommend contacting a licensed plumber. This could cost up to \$5000 or more to properly rectify this issue if you want it up to code.



5.2.1 Dishwasher

DISHWASHER OK

 Recommendations

At the time of the inspection, I observed no deficiencies in the condition and operation of the dishwasher. It was operated through a rinse cycle.

Recommendation

Contact a qualified professional.

5.3.1 Range/Oven/Cooktop

RANGE - OK

 Maintenance Item

The range appears to be in good working condition at this time. The burners and oven elements turned on.



5.3.2 Range/Oven/Cooktop

RANGE - NO ANTI-TIPPING DEVICE

 Recommendations

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.

5.5.1 Range Hood

DRAFT HOOD - OK

 Recommendations

The draft hood is working at this time.

5.6.1 Refrigerator

OPERABLE

 Recommendations

The refrigerator appears to be operable at the time of inspection.

Recommendation

Contact a qualified professional.

5.7.1 Washer/Dryer

W/D - OK



Maintenance Item

The washer and dryer appear to be in good working condition at this time. They were not actually turned on, but they show no signs of inoperability.

5.7.2 Washer/Dryer

NEEDS STEEL BRAIDED HOSES



Recommendations

I recommend installing steel braided hoses to the washer.



6.1.1 Water Pressure

WATER PRESSURE FOR THE HOUSE



Recommendations

The recommended water pressure for a house is 60-80 PSI. If the pressure is above this, it can eventually have an effect on the water heaters pressure relief valve and make it possibly leak. If the pressure is below this, it can make for low water pressure for showers, etc.

* If the pressure is too high, you can install a pressure reducing valve in the main water line to the house to reduce the overall water pressure to the house.

* If the pressure is too low, it may be due to the galvanized plumbing pipes or it may benefit from a booster pump being installed.

Recommendation

Contact a qualified professional.



6.2.1 Main Water Shut-off Device

SHUT OFF LOCATION PICTURE



Maintenance Item

In the ceiling downstairs behind a vent cover by the hall.

6.3.1 Kitchen faucet

THE KITCHEN FAUCET IS WORKING FINE AT THIS TIME.



Recommendations

6.4.1 Hammer Valves

HAMMER VALVES FOR DISHWASHER, WASHING MACHINE AND ICE MAKERS.



Maintenance Item

I recommend installing hammer valves for any mechanical item tied to the water supply lines. This will reduce the stress on the water lines over time with these items turning on and off all the time. It is not a requirement, but rather a good idea.

<https://www.homedepot.com/p/Mini-Rester-3-8-in-x-3-8-in-Copper-Compression-x-Compression-Water-Hammer-Arrester-HD660-GTR1/202273964>

6.4.2 Hammer Valves

MISSING SOME HAMMER VALVES - I RECOMMEND INSTALLING THEM WHERE NEEDED



6.5.1 Drain, Waste, & Vent Systems

DRAINS AND VENTS - OK



The drains and vents appear to be properly installed under the sinks. I ran the hot and cold water and the stopper and everything appeared to run correctly at this time.

There are unconventional drains in the basement for all of the plumbing. None of this is up to code, but is currently working at this time. If you are concerned with its future use, I would contact a licensed plumber for repair or replacement options.



6.6.1 Water Supply, Distribution Systems & Fixtures

WATER LINES - OK AT THIS TIME



I did not see any visible leaks or major problems at this time. Keep an eye on the plumbing under the sinks periodically to make sure everything is ok.

6.7.1 Toilets

TOILETS - OK

Recommendations

Toilets were working ok at time of inspection.

6.7.2 Toilets

TOILET NEEDS CAULK AROUND THE BASE BY THE FLOOR

Recommendations

Recommend caulking the toilet to the floor to properly seal it. Leave a 1 gap in the back for a leak if ever needed.



6.9.1 Water Heating System

WATER HEATER - OK

Recommendations

The water heater appears to be working correctly at this time and is installed correctly.



6.9.2 Water Heating System

STRAP AND STAND - OK

Recommendations

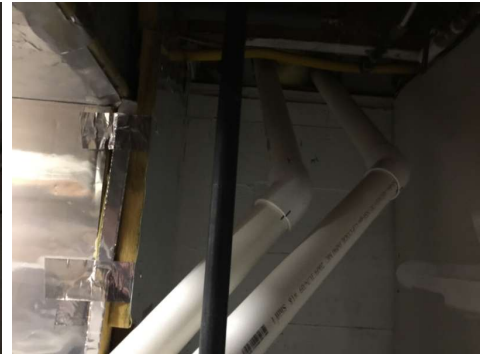
The water heater straps and stand if needed are ok.

7.1.1 Heating units

EQUIPMENT - APPEARS TO BE OK AT THIS TIME

Maintenance Item

The furnace or heating system appears to be in good working condition at this time. It is always a good idea to have a certified heating contractor or electrician take a look at the equipment periodically.



7.1.2 Heating units

THE WHOLE HOUSE HEATING SYSTEM IS CONTROLLED FROM THE BASEMENT THERMOSTAT.

Recommendations

This may pose a problem in the control of the upstairs temp in addition to the downstairs temp. I would test it out in the winter and adjust as needed or move the thermostat upstairs.

7.2.1 Thermostat

OK

Maintenance Item

The thermostat is working at this time.

7.3.1 Filters

FILTER - OK

Recommendations

I found no problem with the filter at this time. I recommend checking it every 6 months and replace or clean as needed.

Recommendation

Contact a qualified professional.

7.4.1 Ductwork/Radiators

THE REGISTERS APPEAR TO BE PRODUCING HEAT

Maintenance Item

The registers were showing heat at the time of inspection.

7.5.1 Vents and Flues

OK

Maintenance Item

Exhaust pipes appear to be installed correctly at this time.

7.5.2 Vents and Flues

WATER HEATER FLUE VENTS TO CHIMNEY

Recommendations

Exhaust flue from water heater vents into chimney. This is common. Just FYI.

Recommendation
Contact a qualified HVAC professional.



7.7.1 Gas logs

GAS LOGS - OK

Gas fireplace is working at time of inspection.

Recommendations



8.1.1 Service Entrance Conductors

ELECTRIC SERVICE - OK

I found no visual issues with the electrical service, weather head or service conductors at this time.

Recommendations

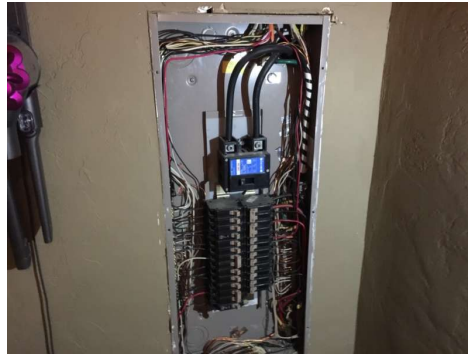


8.2.1 Panel / Sub-panels

PANEL - OK

The electric panel appears to be operational at this time.

Maintenance Item



8.3.1 Circuits/Breakers/Fuses

BRANCH CIRCUIT WIRING - OK

 Recommendations

I found no issues with branch circuit wiring at the panel or throughout the home that I can see.

Recommendation

Contact a qualified professional.

8.4.1 Lighting Fixtures/Switches/Receptacles

PLUGS / SWITCHES - OK

 Recommendations

Overall, the plugs and switches that I was able to test were working fine.

Recommendation

Contact a qualified professional.

8.4.2 Lighting Fixtures/Switches/Receptacles

LIGHTING - OK

 Recommendations

At the time of the inspection, I observed no deficiencies in the condition and operation of permanently-installed interior or exterior lighting worth noting beyond the normal accepted condition of the fixtures. There may be minor issues with a fixture that most often can be rectified by just replacing a fixture, bulb or switch over time. If anything beyond this scope is found, it is best to contact a Handyman or licensed electrician to check things out for you.

Recommendation

Contact a qualified professional.

8.5.1 GFCI & AFCI

GFCI'S - OK

 Recommendations

All GFCI plugs that I was able to test are in good working order at this time.

8.5.2 GFCI & AFCI

THERE ARE SOME MISSING GFCI PLUGS

 Recommendations

No GFCI protection present in all locations. 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.

Should have a GFCI plug in each of these locations: Garage, Outside, Laundry room, Kitchen and Bathrooms.

Recommendation

Contact a qualified electrical contractor.

8.6.1 Smoke Detectors

SMOKE DETECTORS - OK

 Recommendations

The smoke detectors that are present are working at this time.

8.7.1 Carbon Monoxide Detectors

CO DETECTORS - OK

 Maintenance Item

All CO detectors are working at this time.

8.7.2 Carbon Monoxide Detectors

MISSING CO DETECTOR

 Recommendations

It is recommended that there be 1 CO detector located in every bedroom and one on every level of the home. I recommend that you install CO detectors where needed. You can pick these up at any hardware store and install them yourself.

Recommendation

Contact a qualified professional.

9.1.1 Floor

CONCRETE FLOOR IS IN ADEQUATE SHAPE

 Maintenance Item

No signs of large cracks, settling or major stains on the concrete floor at this time.

9.2.1 Walls & Firewalls

FIREWALL - OK

 Recommendations

Garage firewall is in good shape at his time based on the age of the home.

9.3.1 Garage Door

GARAGE DOOR - OK

Recommendations

The garage door is working properly at this time.

9.4.1 Occupant Door (From garage to inside of home)

DOOR - OK AT THIS TIME.

Recommendations

Found no major issues with the fire door to the garage at this time.

9.4.2 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

Recommendations

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. You can pickup self closing hinges at Home Depot and put these on yourself if you want to.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.

9.5.1 Garage wiring

NO MAJOR ISSUES TO NOTE FOR GARAGE WIRING.

Recommendations

The garage wiring appears to be in good order at this time. It is not recommended to add additional extension cords or exposed wires in the garage due to potential sparks and fuel vapors.

9.6.1 Garage ventilation

THERE IS A LITTLE SCREEN ON THE LEFT SIDE OF THE HOUSE THAT HAS A LITTLE HOLE IN IT THAT I WOULD PLUG UP.

Its down by the ground.

Recommendations



9.7.1 Roof framing

ROOF SYSTEM - OK

Recommendations

I do not see any visible issues with the roof system at this time.

Recommendation

Contact a qualified professional.

10.1.1 Attic Insulation

ATTIC INSULATION - OK

 Recommendations

The attic insulation appeared to be in good order at this time.



10.2.1 Ventilation

GOOD CROSS VENTILATION AT THIS TIME

 Recommendations

Attic has good cross ventilation from the soffit vents and the roof vents from what I can tell at this time.

10.2.2 Ventilation

MAY WANT TO INSTALL A WIRED ATTIC VENTILATION FAN TO HELP REMOVE THE HOT ATTIC AIR.

 Recommendations

10.3.1 Exhaust Vent Systems

BATH FANS ARE WORKING AT THIS TIME.

 Recommendations

The bath fans appear to be operating at this time.

10.3.2 Exhaust Vent Systems

KITCHEN VENT APPEARS TO BE VENTED FINE.

 Recommendations

10.4.1 Wiring in the attic

THE WIRING IN THE ATTIC APPEARS TO BE OK AT THIS TIME FROM WHAT I CAN SEE.

 Recommendations

The wiring appears to be fine from what I can see. I would keep an eye on the attic periodically and make sure that there are not exposed wiring connections that are not secured inside of a jbox.

11.2.1 Foundation

FOUNDATION IS IN GOOD CONDITION

 Recommendations

The foundation appears to be in good condition at this time. There are no sizeable cracks or settling to be noted from areas inspected.



11.5.1 Floor Structure

FLOOR SYSTEM - OK

Floor system is in good shape at this time from what I can see.



11.6.1 Insulation

INSULATION OVERALL IS IN TACT AT THIS TIME.

For the most part, the insulation is in tact at this time.



11.7.1 Basement

CONCRETE BASEMENT FLOOR - OK

The concrete floor appears to be in good shape at this time.

