



SUMMARY
1234 Main St. Spokane Washington
99224
Buyer Name
03/02/2019 9:00AM

Andy Ballard
Home Inspector License # 2313
WAYPOINT PROFESSIONALS
(509) 413-6443
andy@waypointpro.com



2.1.1 Coverings

ROOF INSTALL NOT PERMITTED

Recommendation

A permit search revealed no permits were pulled when the roof covering was recently replaced. The purpose of a roofing permit and subsequent inspections is to protect the interest and safety of property owners by documenting the work performed and ensuring established codes are followed. This is not an inherent defect, however, as I could not fully inspect the roof covering, and it was not inspected at the time of installation, there may be latent issues. On the positive side, it appears the roof decking was also replaced at the time of installation, and the simple design of the roof lends itself to the likelihood that the roof covering install may have been done correctly. Recommend request additional information from the homeowner regarding the roofing install and/or assessment by a qualified roofing professional when the snow thaws.

2.2.1 Roof Drainage Systems

GUTTERS MISSING

Recommendation

There are no gutters present on the structure. Given the observed hole pattern throughout the aluminum fascia covering, there may have been gutters present on the house in the past. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation
Contact a qualified gutter contractor



There is a series of holes just at and/or beneath the drip edge that suggests there may have been gutters on the house previously.

2.3.1 Flashings

MISSING FLASHING

Recommendation

Although I could not observe all roof locations, flashings were missing at one or more locations at the time of inspection. Flashings provide protection against moisture intrusion. Recommend continued monitoring and definitely get a closer look when the snow melts. Should there be flashing missing in multiple locations, contact a qualified roofing contractor evaluate and remedy. Most good roofing contractors can come out and assess the situation free of cost. I use Roman at [Performance Roofing](#), he has always treated my clients well and does exceptional work.

Recommendation
Contact a qualified roofing professional.



Flashing from sidewall over side entry roof stops short, it should be continuous across roof.



Kickout flashing missing here, with evidence of previous moisture exposure.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Safety Hazard

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry). I counted 13 courses of brick down from the top that had deteriorated mortar. It is likely that the masonry chimney cap is deteriorated as well. At least one loose brick was observed, so I have highlighted this as a safety concern. I recommend contacting a licensed chimney repair contractor. I have had success with [Dobson Chimney](#), they are affordable and trustworthy folks.

Recommendation

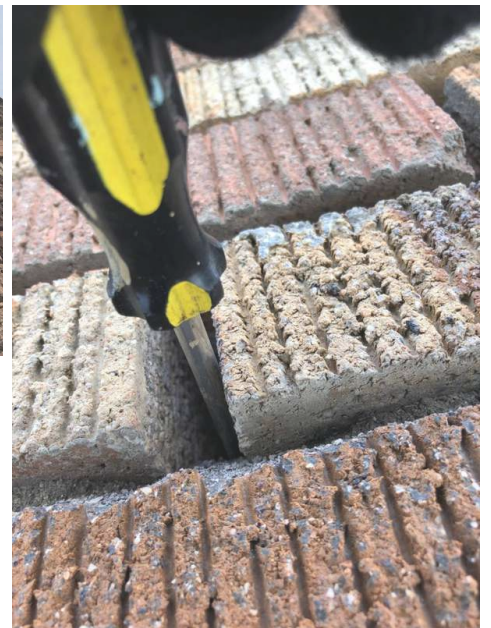
Contact a qualified chimney contractor.



This brick is loose and will fall eventually unless repairs are made.



From the top down there are at least 13 courses of brick that need mortar repointed.



This screwdriver is 6 inches long, you should not be able to do this.

3.4.1 Porches & Steps

STAIRS - DETERIORATED

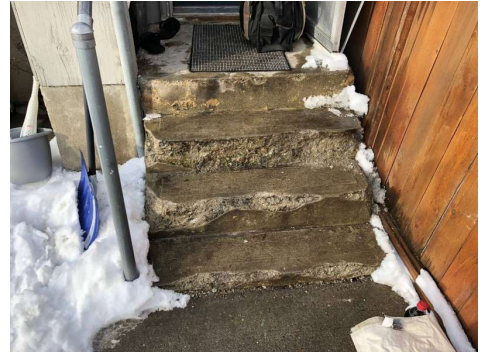
SIDE ENTRY

 Safety Hazard

One or more sections of the exterior stairs are deteriorated. Also the rise and run ratio of the steps is not correct, which can pose a tripping hazard. Recommend qualified concrete contractor evaluate & repair. I have used [Allwright Concrete](#) in the past.

Recommendation

Contact a qualified concrete contractor.



These concrete steps are shot.

3.5.1 Eaves, Soffits & Fascia

FASCIA - LOOSE

 Recommendation

One or more sections of the fascia are loose. Recommend qualified individual evaluate & repair.



Loose fascia.

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

 Recommendation

Grading is sloping towards the home in some areas, specifically on the north side of house near chimney. This could lead to water intrusion and left unchecked, eventually foundation issues. At least one window showed evidence of prior moisture exposure and wood rot due to close proximity to earth and negative grading. There were numerous sprinkler heads located in close proximity to the exterior foundation, so vigilant monitoring is recommended to keep the spray pattern away from the house. Recommend replacement of rotted wood and addition of window wells as needed. More importantly, recommend DIY project, or a qualified landscaper regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a handyman or DIY project



This is classic wood rot that needs replacement with pressure treated wood and the underlying moisture needs to be resolved with better grading and or addition of a window well.

OPEN EGRESS WELL

Egress window well observed to be open (no cover). In areas that are easily accessible, such as this one, it is recommended that a cover be provided to eliminate a fall hazard, and this also helps keep moisture out.



Open egress well

EXTERIOR FOUNDATION VENEER ISSUES

One or more areas of the foundation veneer (cosmetic covering) showed evidence of disrepair. In this case the parge coat of the exterior foundation was deteriorated. Recommend repair as necessary to prevent moisture intrusion. Here is a link to learn more about this kind of [repair products](#), as well as a useful [video](#).

Recommendation

Contact a qualified professional.



Foundation parge coat is failing. Structural members can be seen. this needs to be sealed up to prevent moisture intrusion.

IMPROPER CONNECTION

Improper connections were observed. There are flexible drain trap/discharge tube extensions installed for trap assemblies under the kitchen sink and main floor bathroom vanity. The kitchen sink drain was clogged/slowly draining, and the bathroom vanity drain leaked upon filling the basin and allowing to drain. Although the flexible, accordion-shaped pipe shown in the photo and video is sold in home improvement stores, it is not approved for installation by plumbing codes, which require that any waste pipe fitting have a smooth interior surface that allows the free flow of drain water and prevents waste buildup clogs. A professional plumber can adjust the tailpipe and trap assembly to use all rigid pipe. Recommend a qualified plumber evaluate and repair as necessary. As highlighted in other areas, there is evidence of unprofessional plumbing work done throughout the house, so a more thorough inspection by a plumber for all plumbing is warranted. Justin at [Vertical](#) is my go to plumber.

Recommendation

Contact a qualified plumbing contractor.



Flexible trap.



4.3.1 Water Supply, Distribution Systems & Fixtures

 Recommendation

IMPROPER INSTALLATION

Distribution pipes were installed in a sub-standard way. at least one connection appeared to be under strain. Recommend a qualified plumber evaluate and properly fit and install pipes.



This connection should be made more in-line so that the connection is not under stress.

4.3.3 Water Supply, Distribution Systems & Fixtures

 Recommendation

TOILET LOOSE

Toilet is loose at the base. Recommend a qualified plumber evaluate and repair as necessary. Although not leaking currently, it is only a matter of time that the wax seal would be compromised, potentially allowing sewer gas entry into the home as well as leaks.

Recommendation

Contact a qualified plumbing contractor.



6.3.1 Distribution Systems

DUCT LEAKING



Supply duct was observed to be leaking air through a cut open flange in the duct. This may have been done to heat the floor space above, or to allow conditioned air to enter a floor joist bay in order to reach a register. In either case this is an inefficiency. Recommend a qualified HVAC technician evaluate and repair as necessary.

Recommendation

Contact a qualified HVAC professional.



This HVAC trunk line has been cut open.



Open ducting above ceiling register.

7.3.1 Branch Wiring Circuits, Breakers & Fuses

UNPROTECTED OR INADEQUATELY SECURED WIRE



Electrical cables below 8-feet above the floor (in other words, within reach) are required to be protected either inside a wall, floor/ceiling bay, or running in conduit. Recommend electrician evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



Unprotected wires.

7.5.1 GFCI & AFCI

OPEN GROUND/NO GFCI PROTECTION INSTALLED

 Safety Hazard

Open grounds were observed in several locations. Ground Fault Circuit Interruptors (GFCI) protection was not present in all required locations. Open grounds in three prong receptacles are a common issue found in older homes. This is an unsafe condition and should be corrected. The repair is fairly simple and does not require rewiring the home as some mistakenly believe. Only those circuits with the ungrounded receptacles are required to be addressed. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations.

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

Recommendation

Contact a qualified electrical contractor.



Open Ground/No GFCI.



Open Ground.

10.2.1 Windows

FAILED SEAL

 Recommendation

Observed condensation between the window panes of some windows, which indicates a failed seal. Recommend qualified window contractor evaluate & replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Condensation between window panes.



Seals blown between panes.

10.6.1 Steps, Stairways & Railings

HANDRAIL/BALUSTER CONSTRUCTION UNSAFE



Safety Hazard

The overall construction of handrail and/or baluster spacing is not up to modern safety standards. The space between balusters should not allow passage of a 4 inch sphere for child safety. Recommend a qualified handyman or contractor repair and bring up to code.

Recommendation

Contact a qualified professional.



Stairs have no balusters.