



Home Inspection Report



12715 NAOMILAWN DR SW, LAKEWOOD, WA 98498

Inspection Date:

Wednesday, July 18, 2018

Prepared For:

ANDREW MORRISON

Prepared By:

Englehardt, John

2538310523

englehardt7132@gmail.com

Report Number:

7182018158

Inspector:

John Englehardt Lic #963 Pest Lic. # 86344

License/Certification #:

UBI603262470...LIC..963

Inspector Signature:

Report Summary

Major Items To Be Addressed. (SEE FULL REPORT FOR ADDITIONAL ITEMS)

Major Concerns

Potential Safety Hazards

Deferred Cost Items

WARRANTY STATEMENT

ADDITIONAL ATTACHMENT

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

83 YEARS OLD

Receipt/Invoice

Englehardt, John

Property Address

12715 NAOMILAWN DR SW
LAKEWOOD, WA 98498

2538310523

Date: Wed. Jul. 18, 2018 9:00

Inspection Number: 7182018158

Inspected By: John Englehardt Lic #963 Pest Lic. # 86344
Payment Method: Credit Card

Client: ANDREW MORRISON

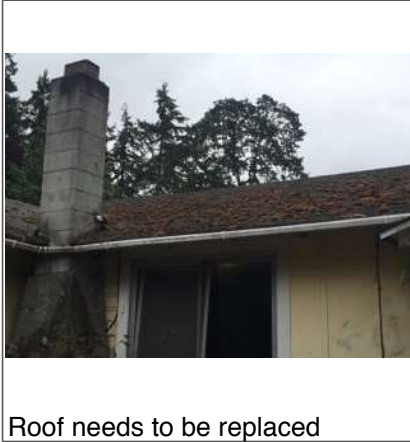
Inspection	Fee
INSPECTION PAID IN FULL	\$400.00
INSPECTION PAID IN FULL discount	-\$200.00
WDO	\$0.00

Total	\$200.00
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Roof

General

Visibility None All Partial Limited By: .
Inspected From Roof Ladder at eaves Ground With Binoculars
Photos



Style of Roof

Type Gable Hip Mansard Shed Flat Other: GAMBREL
Pitch Low Medium Steep Flat
Roof #1 Type:
 Layers:
 Age:
 Location:
Roof #2 None
 Type:
 Layers:
 Age:
 Location:
Roof #3 None
 Type:
 Layers:
 Age:
 Location:

Comments

Ventilation System

None N/A
Type Soffit Ridge Gable Roof Turbine Powered Other: .
Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Not Installed Properly

Comments

Valleys

N/A
Material Not Visible Galv/Alum Asphalt Lead Copper Other: . Only Some Were Visible
Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing
 Not Installed Correctly

Comments

Roof

Condition of Roof Coverings

- Roof #1**
- Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
 Needs To Be Replaced Excessive Roof Sealant Used For Repairs
- Roof #2**
- N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
 Excessive Roof Sealant Used For Repairs
- Roof #3**
- N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Skylights

- N/A Not Visible
- Condition** Cracked/Broken Satisfactory Marginal Poor Failed Seals
- Comments**

Plumbing Vents

- Not Visible Not Present
- Condition** Satisfactory Marginal Poor Need Replacing
- Comments**

Exterior

Chimney(s)

None

Location(s)

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects Moisture Damaged Siding/Trim Recommend Cleaning Exterior Chase
 Chimney Crown/Wash Needs Repair/Replacement

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects Not Visible
 Needs Repair/Replacement

Condition Satisfactory Marginal Poor Recommend Repair

Comments

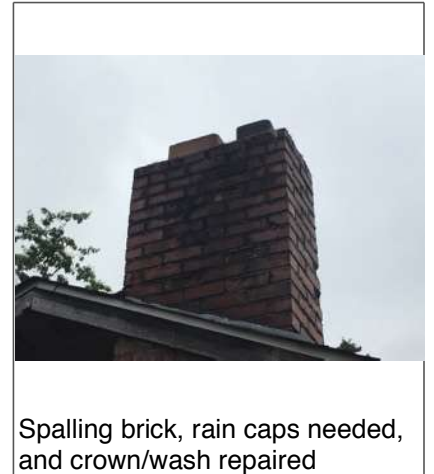
Photos



Flue Chase can be removed



Signs of moisture intrusion



Spalling brick, rain caps needed, and crown/wash repaired

Gutters/Scuppers/Eavestrough

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Wood

Leaking Corners Joints Hole in main run No apparent leaks End Caps Some Sections Missing

Attachment Loose gutter spikes Missing spikes Improperly sloped Satisfactory

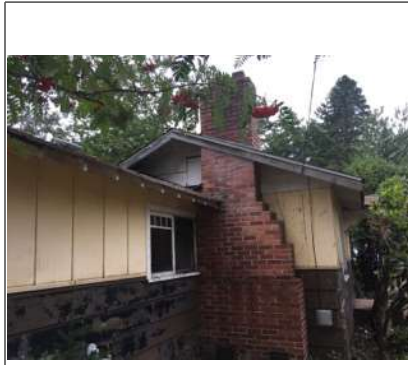
Extension needed North South East West N/A Recommend Splash Guards Where Missing

Comments

Photos



Siding and trim repair



Gutters are missing

Siding

Material

- Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes Asbestos Siding

Condition

- Satisfactory Marginal Poor Recommend repair/painting
 Recommend Maintenance Painting On Areas Of Peeling Paint Siding Needs Maintenance Cleaning
 Gaps In Siding Should Be Caulked

Comments

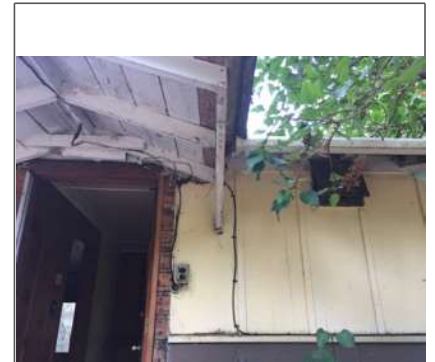
Photos



Siding and trim repair



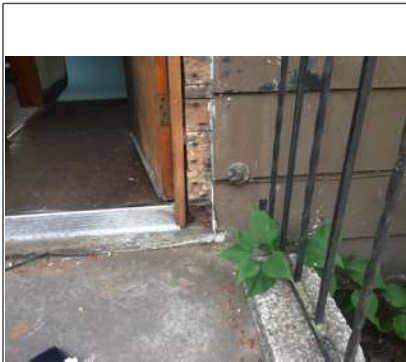
Siding and trim repair. Some of the barge Boards underlayment have damage and may also need to be replaced.



Siding and trim repair



Siding and trim repair



Siding and trim repair

Trim

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Some Trim Is Missing
Condition Satisfactory Marginal Poor Recommend Maintenance Painting On Areas Of Peeling Paint
 Some Trim Needs To Be Secured/Attached Gaps In Trim Should Be Caulked
Comments

Soffit/Eaves

- None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor Mildew Staining Present
Comments

Fascia

- None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor Some Areas Need Maintenance Painting
Comments

Flashing

- None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor
Comments

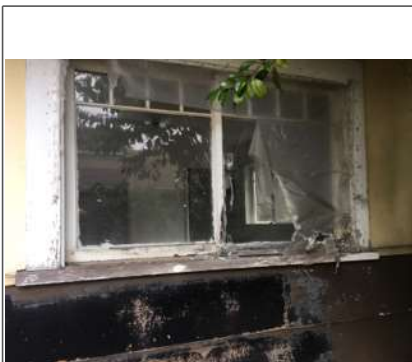
Caulking

- None
Condition Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
Comments

Windows/Screens

- Condition** Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass
Material Wood Metal Vinyl Aluminum/Vinyl clad
Screens Torn Bent Not installed Satisfactory Some Screens Are Missing
Comments

Photos



Damaged windows. Siding and trim repair



Windows need repair or replacing

Storm Windows

- None Not installed
- Condition** Satisfactory Broken/cracked Wood rot Recommend repair/painting
- Material** Wood Clad comb. Wood/Metal comb. Metal
- Putty** Satisfactory Needed N/A
- Comments**

Slab-On-Grade/Foundation

- Foundation Wall** Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: PIER AND POST SYSTEM
- Condition** Satisfactory Marginal Monitor Have Evaluated Not Evaluated
- Concrete Slab** N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
- Comments**

Photos



Foundation repair



Rotted exposed beam

Service Entry

- Location** Underground Overhead
- Condition** Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
- Exterior receptacles** Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
 Weatherproof covers are missing or damaged
- GFCI present** Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles There Are No Exterior Receptacles
- Comments**

Building(s) Exterior Wall Construction

- Type** Not Visible Framed Masonry Other: ..
- Condition** Not Visible Satisfactory Marginal Poor
- Comments**

Exterior

Exterior Doors

- Main Entrance** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
- Patio** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
- Rear door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
- Other door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Comments

Exterior A/C - Heat pump #1

- Unit #1** N/A
 Location:
 Brand:
 Model #:
 Serial #:
 Approximate Age:
- Condition** Satisfactory Marginal Poor Cabinet/housing rusted
- Energy source** Electric Gas Other: .
- Unit type** Air cooled Water cooled Geothermal Heat pump
- Outside Disconnect** Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers
- Level** Yes No Recommend re-level unit
- Condenser Fins** Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
- Insulation** Yes No Replace
- Improper Clearance (air flow)** Yes No
- Comments

Exterior A/C - Heat pump #2

- Unit #2** N/A
 Location:
 Brand:
 Model #:
 Serial #:
 Approx. Age:
- Energy source** Electric Gas Other: .
- Unit type** Air cooled Water cooled Geothermal Heat pump
- Outside Disconnect** Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers
- Level** Yes No Recommend re-level unit
- Condenser Fins** Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
- Insulation** Yes No Replace
- Condition** Satisfactory Marginal Poor Cabinet/housing rusted
- Improper Clearance (air flow)** Yes No
- Comments

Grounds

Service Walks

- None Not Visible
Material Concrete Flagstone Gravel Brick Slate
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Comments

Driveway/Parking

- None Not Visible On Street Parking Only
Material Concrete Asphalt Gravel/Dirt Brick Other: N/A
Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments

Porch

- None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended Railing Is Loose
Support Pier Concrete Wood Other: Metal
Floor Satisfactory Marginal Poor Safety Hazard

Comments

Stoops/Steps

- None
Material Concrete Wood Other: Railing/Balusters recommended Railing Is Loose
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled Recommend Installing A Handrail

Comments

Patio

- None
Material Concrete Flagstone Kool-Deck Brick Other:
Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

Comments

Deck/Balcony

- None Not Visible
Material Wood Metal Composite Railing/Balusters recommended
Condition Satisfactory Marginal Poor Wood in contact with soil Moisture Damaged Deck Boards
Finish Treated Painted/Stained Other: Safety Hazard Improper attachment to house
 Railing loose Not Applicable Painted On Membrane

Comments

Deck/Patio/Porch Covers

- None
Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage
Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None

Comments

Fence/Wall

- Not evaluated None
Type Brick Block Wood Metal Chain Link Rusted Vinyl
Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps
 Needs Maintenance Repairs
Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No

Grounds

Fence/Wall cont.

Gate cont. Needs Repair

Comments

Landscaping affecting foundation

N/A

Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies 6 to 8 inches away from the house
 Wood in contact with/improper clearance to soil
 Trees And Shrubs Trimmed At Least 18 Inches Away From All Rooflines

Comments

Retaining wall

None

Material Brick Concrete Concrete block Railroad ties Timbers Other: NATURAL STONE

Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed

Drainage holes recommended

Comments

Hose bibs

N/A

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Leaking Hose Bib Is Loose

Operable Yes No Not Tested Not On Handle Is Missing

Comments

Garage/Carport

Type

None
Type Attached Detached 1-Car 2-Car 3-Car 4-Car Carport 8-Car
Comments

Automatic Opener

None N/A
Operation Operable Inoperable
Comments

Safety Reverse

None N/A
Operation Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested No Photo Eyes Are Present
Comments

Roofing

Same as house
Material Type:
 Approx. age: Approx. layers:
Comments

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house Missing Needs Cleaning
 Recommend SplashGuards Where Missing
Comments

Siding

N/A
Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard
 Fibercement
Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments

Trim

N/A
Material Same as house Wood Aluminum Vinyl
Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments

Floor

Material Concrete Gravel Asphalt Dirt Other: .
Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

Source of Ignition within 18" of the floor N/A Yes No

Comments

Sill Plates

None Not Visible
Type Floor level Elevated
Condition Rotted/Damaged Recommend repair Satisfactory
Comments

Overhead Door(s)

N/A
Material Wood Fiberglass Masonite Metal Recommend repair

Garage/Carport

Overhead Door(s) cont.

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments

Exterior Service Door

Condition None
 Satisfactory Marginal Poor Damaged/Rusted

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No Loose Junction Boxes
 Junction Boxes Need Cover Plates Missing Faceplates

Reverse polarity Yes No

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring

Recommend GFCI Receptacles

Comments

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos



Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment Some Cabinet Hinges Are Loose

Comments

Photos



Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

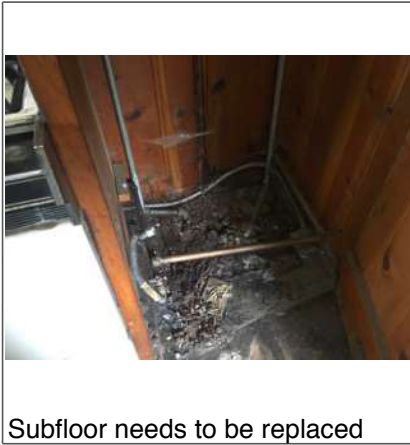
Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor P-Trap Is Not Proper

Functional flow Satisfactory Marginal Poor

Comments

Photos

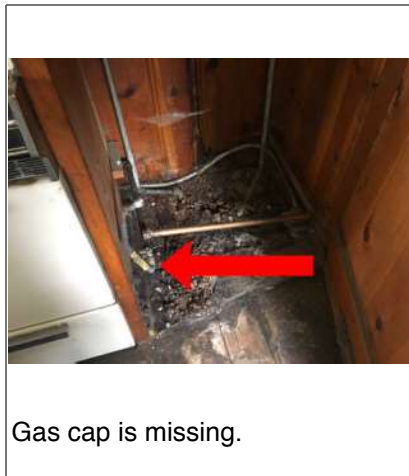


Walls, Ceiling & Windows

Condition Satisfactory Marginal Poor Typical cracks Moisture stains Failed Window Seal

Comments

Photos



Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

- Disposal** N/A Not tested Operable: Yes No
- Oven** N/A Not tested Operable: Yes No
- Range** N/A Not tested Operable: Yes No
- Dishwasher** N/A Not tested Operable: Yes No Not Secured
- Trash Compactor** N/A Not tested Operable: Yes No
- Exhaust fan** N/A Not tested Operable: Yes No Not Properly Installed
- Refrigerator** N/A Not tested Operable: Yes No Water Dispenser Not Operating, Or Not Connected
- Microwave** N/A Not tested Operable: Yes No
- Other** : Operable: Yes No
- Dishwasher airgap** Yes No
- Dishwasher drain line looped** Yes No
- Receptacles present** Yes No Operable: Yes No Loose Junction Boxes Missing Faceplates
- GFCI** Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
- Potential Safety Hazard(s)

Kitchen

Appliances cont.

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

Laundry Room

Laundry

Laundry sink N/A Yes No

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic/Vinyl dryer vent hose not recommended

Not vented to exterior Recommend repair Safety hazard No Exhaust Port Present

Recommend Removing Exterior Vent Hood Basket

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

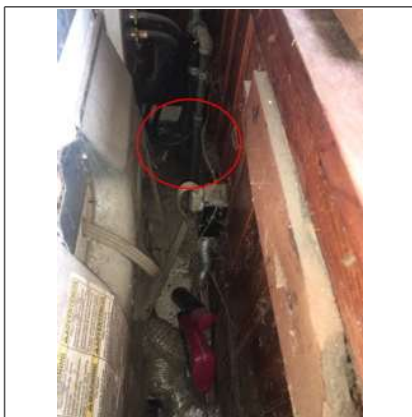
Appliances Washer Dryer Water heater Furnace/Boiler No Appliances

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments

Photos



Evidence of moisture damage behind the washing machine.



Moisture staining present on the laundry room ceiling.

BATHROOM

Bath

Location

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other: Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A

- Drainage** Satisfactory Marginal Poor P-Trap Is Not Proper
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry Baseboard Trim
- Doors** Satisfactory Marginal Poor Shower Doors Need Repair
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No Loose Junction Boxes Missing Faceplates
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No Wall Heater Was Not Operating
- Exhaust fan** Yes No Operable: Yes No Noisy

Comments

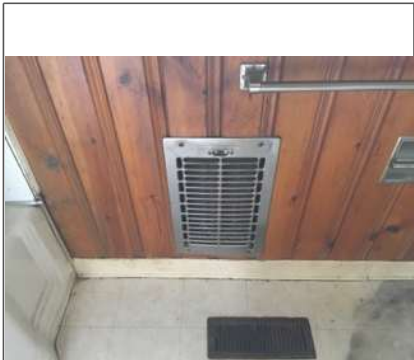
Photos



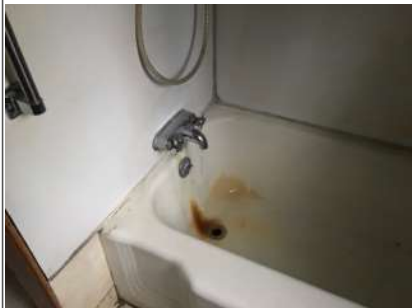
There is no P-trap underneath the sink.



Vinyl flooring and subflooring may need to be replaced.



This type of wall heater has been recalled.



Tub is leaking severely.

BEDROOM

Room

Location

Type

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard Carpet Damage

Carpet Needs Re-Stretching Carpet Stains

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Loose Junction Boxes

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

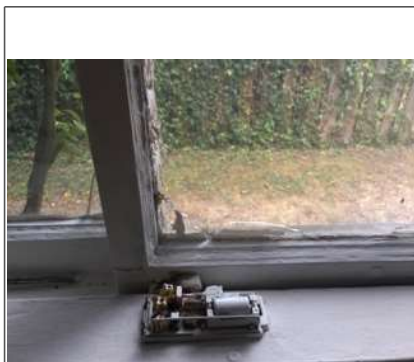
DoorKnob Is Loose

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware Locking Hardware Needs Repair

Comments

Photos



Bedroom window is cracked.

Living Room

Living Room

Location

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard Carpet Damage
 Carpet Needs Re-Stretching Carpet Stains

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing
 Junction Boxes Are Loose

Heating source present Yes No Holes: Doors Walls Ceilings Wall Heater Was Not Operating

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware Locking Hardware Needs Repair

Comments

Photos



The acoustic ceiling tiles could contain asbestos.



Possibility there is moisture damage wall framing on top of the sliding glass door.



Signs of moisture intrusion above the the door that leads to nowhere.

Interior

Fireplace

- None
- Location(s)**
- Type** Gas Wood Solid fuel burning stove Electric Ventless
- Material** Masonry Metal (pre-fabricated) Metal insert Cast Iron
- Miscellaneous** Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair N/A
- Damper modified for gas operation** N/A Yes No Damper missing
- Hearth extension adequate** Yes No
- Mantel** N/A Secure Loose Recommend repair/replace
- Physical condition** Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated Gas Fireplace Needs Servicing Cracks In The Firebox Need Repair

Comments

Stairs/Steps/Balconies/Hallways

- None
- Condition** Satisfactory Marginal Poor Loose/Missing
- Handrail** Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended
 Handrail Is Loose
- Risers/Treads** Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

Photos



Evidence of moisture intrusion from the attic noted in the hallway.



Evidence of moisture intrusion from the attic noted in the hallway.

Smoke/Carbon Monoxide detectors

- Smoke Detector** Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments

- CO Detector** Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard Should Be Placed Within 10 Feet Of All Bedrooms

Attic/Structure/Framing/Insulation

- N/A
- Access** Stairs Pulldown Scuttlehole/Hatch No Access Other: .
 Access limited by:
- Inspected from** Access panel In the attic Other
 The Attic Could Not Be Fully Inspected Due To Thick Insulation And Or Minimal Clearance For This Inspector.
- Location** Hallway Bedroom Closet Garage Other Bedroom Ceiling Utility Room
- Flooring** Complete Partial None
- Insulation** Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool

Interior

Attic/Structure/Framing/Insulation cont.

- Insulation cont.** Depth: Damaged Displaced Missing Compressed Recommend additional insulation
- Installed in** Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
- Vapor barriers** Kraft/foil faced Plastic sheeting Not Visible Improperly installed No Vapor Barrier Present
- Ventilation** Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves
- Fans exhausted to** Attic: Yes No Recommend repair Outside: Yes No Not Visible
 One Or More Needs Repair
- HVAC Duct** N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
- Chimney chase** N/A Satisfactory Needs repair Not Visible
- Structural problems observed** Yes No Recommend repair Recommend structural engineer
- Roof structure** Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .
- Ceiling joists** Wood Metal Not Visible
- Sheathing** Plywood OSB Planking Rotted Stained Delaminated
- Evidence of condensation** Yes No
- Evidence of moisture** Yes No
- Evidence of leaking** Yes No
- Firewall between units** N/A Yes No Needs repair/sealing
- Electrical** No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Photos



Attic access is on the exterior of the home.

Plumbing

Water service

Main shut-off location

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: _____

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes
 No Safety Hazard Recommend repair Recommend a dielectric union Satisfactory
 Some P-Traps Are Not Proper

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A

Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Main fuel shut-off location

N/A

Location

Comments

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments

Water heater #1

N/A

General

Brand Name:

Serial #:

Capacity:

Approx. age:

Type Gas Electric Oil LP Other: _____

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor Recommend Installing Drip Pan

Comments

Plumbing

Water heater #2

N/A

General Brand Name:
Serial #:
Capacity:
Approx. age:

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

Comments

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Heating System

Heating system

Unit #1 Brand name:
 Approx. age:
 Unknown Model #: Serial #: Satisfactory Marginal Poor
 Recommended HVAC technician examine No Furnace Present
 Not Serviced In The Past 12 Months

Unit #2 None
 Brand name:
 Approx. age:
 Unknown
 Model #:
 Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested
 Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve: Yes
 No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard CrawlSpace Heating Ducts Need Repair Attic Heating Ducts Need Repair

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

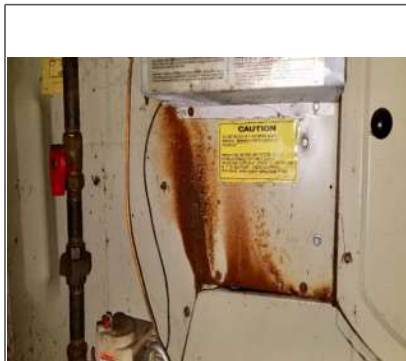
System not operated due to N/A Exterior temperature Other: .

Comments

Photos



Furnace label



The furnace is at the end of its useful life and should be replaced.



Junction boxes must have a proper cover installed



There is a large amount of rodent droppings on top of the furnace.

Boiler system

N/A

General Brand name:
 Approx. age:
 Model #:
 Serial #:

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

Controls Temp/pressure gauge exist: Yes No Operable: Yes No

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

Relief valve Yes No Missing Extension proper: Yes No Recommend repair/replace

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

N/A

Type Electric baseboard Radiant ceiling cable Gas space heater Solid fuel burning stove
 Electric Wall Heaters Radiant Floor System

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine
 Some Wall Heaters Were Not Operational And Need Repair

Comments

Electric/Cooling System

Main panel

Location

Condition Satisfactory Poor ZINSCO Panels Requires Further Evaluation
 FPE Panels Require Further Evaluation

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v 125 Amps

Adequate Clearance to Panel Yes No

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated RAG WIRE

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Comments

Photos



The two main service panel and wiring in the home should be replaced.

Sub panel(s)

None apparent

Location(s)

Location 1:

Location 2:

Location 3:

Evaluation

Panel not accessible Not evaluated

Reason:

Recommend separating/isolating neutrals Recommend electrician repair/evaluate box

Satisfactory

Branch wire

Copper Aluminum Safety hazard Neutral/ground separated: Yes No Neutral isolated:

Yes No

Condition

Satisfactory Marginal Poor Recommend Repair By Licensed Electrician

Comments

Evaporator Coil Section Unit #1

N/A

General

Central system Wall unit

Location:

Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential:

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments

Evaporator Coil Section Unit #2

General N/A
 Central system Wall unit
 Location:
 Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
 Recommend/Replace damaged/missing insulation

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential:

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments

Crawl Space

Crawl space

N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments

Photos



Crawlspace access cover should see all the access .100%.



Recommend replacing the wiring in the home.



All bare earth in the crawlspace should be covered with a vapor barrier.



All bare earth in the crawlspace should be covered with a vapor barrier.



Moisture/insect damaged wall structure and floor joists.



Heating duct needs to be properly supported and insulated,



There are a couple of pier and posts systems in the crawlspace that need repair.



Foundation needs repair on the north side of the house.



Insect damage



Insect damage



Insect damage



Insect damage



Pier and post need repair.

Access

- Location** Exterior Interior hatch/door Via basement No access
Inspected from Access panel In the crawl space Access Panel Needs Repair
Comments

Foundation walls

- Condition** Satisfactory Marginal Have Evaluated Monitor Cracks Movement
Material Concrete block Poured concrete Stone ICF Wood Brick Tie Down Foundation
Comments

Floor

- Material** Concrete Gravel Dirt Other: _____
Condition Typical cracks Not Visible Vapor barrier present Vapor Barrier Needs Repair
 Vapor Barrier Is Missing
Comments

Seismic bolts

- N/A None visible Tie Down Foundation
Condition Appear satisfactory Recommen evaluation
Comments

Drainage

- Sump pump** Yes No Operable: Yes No Pump not tested
Standing water Yes No Not Visible
Evidence of moisture damage Yes No
Comments

Crawl Space

Ventilation

- N/A
- Location** Wall vents Power vents None apparent
- Condition** Additional ventilation recommended Evidence of moisture damage Satisfactory Need Repair
- Comments**

Girders/Beams/Columns

- Material** Steel Wood Masonry
- Condition** Satisfactory Marginal Poor Not Visible Sagging/Altered
- Comments**

Joists

- Material** Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
- Sagging/Altered joists Floor Support System Has No Joists. Only Beams.
- Condition** Satisfactory Marginal Poor
- Comments**

Subfloor

- Not Visible SATISFACTORY
- Condition** Indication of moisture stains/rotting
- Comments**

Insulation

- None
- Type** Fiberglass Cellulose Rockwool Foam Not Visible
- Rodent Damaged Insulation Needs To Be Replaced
- Location** Walls Between floor joists Other: .
- Comments**

Vapor barrier

- Present** Yes No Not Visible Improperly installed
- Material** Kraft/foil faced Plastic Not Visible Other: .
- Condition** Satisfactory Marginal Poor Some Sections Need To Be Repaired Or Re-Stretched
- Comments**