



**KEY INSPECTION SERVICES, LLC**  
#1 Home Education and Inspection Company

**KEY INSPECTION SERVICES, LLC**

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KEY INSPECTION SERVICES LLC

1234 Main St.  
Snohomish , WA 98296

Buyer Name

11/05/2019 9:00AM



Inspector  
**Farren West**



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Agent

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## Scope of Inspection & Comment Explanations

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to be considered a major concern potentially needing repair or replacement and suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Inquire with seller (IQ)** = Inquire with seller for further details. This can simply be a reminder to the buyer to ask for further information from the present occupant/owner. If the information or reasoning is not clear and cohesive with details covered we recommend further evaluation by the appropriate professional.

**Deferred Maintenance (DM)** = These are common maintenance items for the age of the home, that in our opinion have been overly deferred. These are items that will need to be maintained and serviced sooner than typical common home maintenance items. As with any item improper maintenance can lead to additional cost of ownership and potential safety hazards. These items are mentioned as a courtesy and are not included in the repair summary.

**Major Concern (MC)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Potential Safety Hazard (SH)**: Denotes a condition that is unsafe and in need of prompt attention. This may include a simple repair to significant hazard. Safety hazard may become more significant depending on the occupants of the home (i.e. small children, elderly, etc.).

Thank you for the opportunity to service your inspection needs. As inspectors we strive in every way to give each client a competent and thorough inspection, there may be specific features, systems/components, or issues we are not able to inspect or perhaps even confirm their existence. Even in the case of those items which receive the most thorough examination, there may be further tasks which you as the property buyer and new owner, will need to address during your period of ownership.

**OUR FOCUS:** We are focused on major items found during the course of a visual inspection. If items are found needing further professional evaluation we will

recommend these items be address per the below recommendations. This is not a checklist for maintenance items, this is a Major Concerns report for items having the following considerations. A Maintenance list can be added for an additional fee but is not included in this inspection report. Are focus is onsite education and inspection focusing on Major Safety Items, Structural Concerns, Components at or nearing the end of their design life.

*Maintenance items are not included in this report for additional fee we can add maintenance items. If maintenance are mentioned these are only mentioned as a courtesy.*

**Not visible review during final walk through** due to the potential for portions of the home not being completely visible for inspection due to personal belongings; boxes, chairs, tables, wall hanging, etc. We recommend reviewing such areas for damages, repairs, functionality, during final walk through prior to taking formal ownership. We urge you to make arrangements, as part of a Pre-Closing-Walk-Through to cover all of the points concerning the maintenance and operation of this property with the previous owner and/or occupants. We may have made suggestions items or tasks throughout the report which we believe you should cover with the outgoing occupants before they leave and you take over.

**An inspection is NOT a guarantee**, warranty, value appraisal, or construction repair guideline. The inspector is providing a visual inspection of all major components of the home based on the above criteria.

This inspection is only a beginning of the journey of property ownership. You have the advantage of being better educated about your property due to this inspection and report. However, as property inspectors we are human and therefore not perfect, we cannot see through walls and do not carry a crystal ball to predict the future. Our services include a visual non-destructive evaluate of the property of interested. A property inspection is not the end of the ownership journey but the beginning.

Qualified licensed contractors, experienced in the types of repairs recommended, should be consulted to further investigate the items contained in this report and perform all necessary repairs. All repairs or improvements shall be completed to present day industry standards.

# SUMMARY













INQUIRE WITH SELLER
















SAFETY HAZARD



MAJOR CONCERN

-  2.1.1 Exterior - Siding, Flashing & Trim: Damaged siding
-  2.3.1 Exterior - Walkways, Patios & Driveways: Driveway & Landscaping Draining Towards Home
-  2.3.2 Exterior - Walkways, Patios & Driveways: Driveway Trip Hazard
-  2.4.1 Exterior - Decks, Balconies, Porches & Steps: Non-Standard installation
-  2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Arborist
-  2.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Cracks
-  2.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Soil to wood contact
-  2.6.4 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Debris on Roof
-  2.6.5 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation 12" clearance
-  3.1.1 Roof - Coverings: Inquire transferable warranty
-  3.1.2 Roof - Coverings: Tree
-  3.2.1 Roof - Roof Drainage Systems: Improper flashing system
-  3.3.1 Roof - Flashings: Improper Flashing System
-  3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Missing spark arrestor
-  4.4.1 Garage - Occupant Door (From garage to inside of home): Door Does Not Meet Separation Requirements
-  4.4.2 Garage - Occupant Door (From garage to inside of home): Door opens over a step down
-  5.3.1 Doors, Windows & Interior - Floors - Walls - Ceiling: Fungal growth
-  6.1.1 Plumbing - Drain, Waste, & Vent Systems: Drain leaks
-  6.1.2 Plumbing - Drain, Waste, & Vent Systems: Unknown plumbing
-  6.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Distribution Pipe Leaking
-  6.2.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Galv Replace
-  6.2.3 Plumbing - Water Supply, Distribution Systems & Fixtures: H-C Reversed
-  6.2.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Main Water Supply Pipe Corroded
-  6.2.5 Plumbing - Water Supply, Distribution Systems & Fixtures: Shower tile movement
-  6.3.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Aged unit
-  6.3.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Seismic straps
-  7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Twist outs missing

-  7.3.1 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : 2 prong Ungrounded-Upgrade
-  7.3.2 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : Exposed wire in cabinet
-  7.4.1 Electrical - Smoke Detectors/Carbon Monoxide Detectors: No smoke alarms in bedrooms
-  8.1.1 Heating - Equipment: No heat
-  8.3.1 Heating - Vents, Flues & Chimneys: Nonstandard location
-  8.4.1 Heating - Gas/LP Firelogs & Fireplaces: Cracked warped bricks in firebox
-  9.1.1 Attic, Insulation & Ventilation - Attic Insulation: Rodent activity attic
-  9.3.1 Attic, Insulation & Ventilation - Ventilation: Non-operable fan
-  9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Strange vents
-  10.1.1 Basement, Foundation, Crawlspace & Structure - Foundation, Basements and crawlspace.: Foundation Cracks - Minor
-  10.1.2 Basement, Foundation, Crawlspace & Structure - Foundation, Basements and crawlspace.: Rodent activity
-  10.4.1 Basement, Foundation, Crawlspace & Structure - Structural System (Walls-Ceilings-Floors): Floor joist notched
-  11.1.1 Built-in Appliances - Dishwasher: Aged Unit-Budget for Replacement

# 1: INSPECTION DETAILS

## Information

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**Approximate age of building**

Over 20 years

**In Attendance**

Client

**Occupancy**

Vacant

**Temperature (approximate)**

55 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear

## Limitations

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General

### OLDER HOME

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. It is common to have lead based paint products and/or asbestos material in older homes. Testing If this material is present in the home is beyond the scope of a standard home inspection. The home inspection does not look for possible manufacturer recalls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

## 2: EXTERIOR

		IN	IQ	DM	MC	SH	E	NP
2.1	Siding, Flashing & Trim			X				
2.2	Exterior Doors	X						
2.3	Walkways, Patios & Driveways					X		
2.4	Decks, Balconies, Porches & Steps					X		
2.5	Eaves, Soffits & Fascia	X						
2.6	Vegetation, Grading, Drainage & Retaining Walls				X			

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E = Excluded    NP = Not Present

### Information

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

Wood

**Exterior Doors: Exterior Entry Door**

Wood

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

Concrete

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

Balcony

### Limitations

General

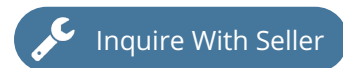
**SOP**

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### Observations

2.1.1 Siding, Flashing & Trim

**DAMAGED SIDING**



Siding appears to be damaged numerous locations budget for repairs. I recommend evaluation and repair as needed.

Recommendation

Contact a qualified siding specialist.





Front

Rear

### 2.3.1 Walkways, Patios & Driveways



#### **DRIVEWAY & LANDSCAPING DRAINING TOWARDS HOME**

The driveway-landscaping has a negative slope and drains towards the structure. Recommend a driveway-landscaping contractor evaluate and repair as appropriate.

Recommendation

Contact a qualified driveway contractor.

### 2.3.2 Walkways, Patios & Driveways



#### **DRIVEWAY TRIP HAZARD**

Trip hazards observed. Patch or repair recommended.

Recommendation

Recommended DIY Project



2.4.1 Decks, Balconies, Porches & Steps

 Safety Hazard

**NON-STANDARD INSTALLATION**

Cantilever decking improper installation with sistered joists this can trap moisture and cause rot. Appears a structure was built on top of a deck. Recommend a 2nd story decking contractor evaluate for repair/replacement.

Recommendation

Contact a qualified deck contractor.





### 2.6.1 Vegetation, Grading, Drainage & Retaining Walls



#### **ARBORIST**

Evaluation of tree health and expected life is outside the scope of this inspection. Several trees are in the vicinity of this home. All trees touching the house should be cut back.

There were a large amount of trees removed at the rear of the property. Unknown if this has compromised the soil stability and/or if these were permitted to be removed. For an accurate evaluation of the trees I recommend contacting a qualified arborist or tree expert. Inquire with seller regarding permits and the proper tree removal process.

#### Recommendation

Contact a qualified landscaping contractor



Appears to be a dead tree front of house. A lot of trees appear topped.



2.6.2 Vegetation, Grading, Drainage & Retaining Walls

**RETAINING WALL CRACKS**

Retaining wall is showing signs of failing. Recommend qualified contractor evaluate and repair.

Recommendation

Contact a qualified landscaping contractor





2.6.3 Vegetation, Grading, Drainage & Retaining Walls

**SOIL TO WOOD CONTACT**

There appears to be soil to wood contact. This is a conducive condition to potential rot. I recommend a qualified landscape professional to repair or replace as necessary.

Recommendation

Contact a qualified landscaping contractor

 [Inquire With Seller](#)



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2.6.4 Vegetation, Grading, Drainage & Retaining Walls



### **TREE DEBRIS ON ROOF**

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation

Contact a qualified handyman.

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2.6.5 Vegetation, Grading, Drainage & Retaining Walls



### **VEGETATION 12" CLEARANCE**

We recommend maintaining a 12" clearance between vegetation and the structure and a minimum 4 clearance between soil and wood products. These are considered conducive conditions for rodent entry and/or wood destroying organisms and should be remedied to help prevent rot and w.d.o. infestation.

Recommendation

Contact a qualified landscaping contractor

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# 3: ROOF

		IN	IQ	DM	MC	SH	E	NP
3.1	Coverings				X			
3.2	Roof Drainage Systems				X			
3.3	Flashings					X		
3.4	Skylights, Chimneys & Other Roof Penetrations					X		

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E = Excluded    NP = Not Present

## Information

### Coverings: Inspection Method

Ladder

### Coverings: Layers

Unknown

### Coverings: Material

Metal

### Coverings: Roof Type/Style

Gable

## Limitations

General

### SOP

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Observations

### 3.1.1 Coverings

#### INQUIRE TRANSFERABLE WARRANTY

 Inquire With Seller

Roof covering appears to be metal. Often times this type of roof covering comes with a transferable warranty. Inquire with seller regarding the existence of a transferable warranty. Minimal inspection from ladder at eave due to metal roofs denting and easy to damage.



### 3.1.2 Coverings

#### TREE

 Safety Hazard

Trees hanging over roof need to be cut back to prevent damage to the structure.

Recommendation

Contact a qualified professional.



3.2.1 Roof Drainage Systems

**IMPROPER FLASHING SYSTEM**

 Inquire With Seller

Poor flashing system installed on rubber boots for plumbing. Signs of inverted flashing system budget for repairs.

Recommendation

Contact a qualified roofing professional.



3.3.1 Flashings

**IMPROPER FLASHING SYSTEM**

 Major Concern

Recommendation

Contact a qualified roofing professional.





3.4.1 Skylights, Chimneys & Other Roof Penetrations

 Safety Hazard

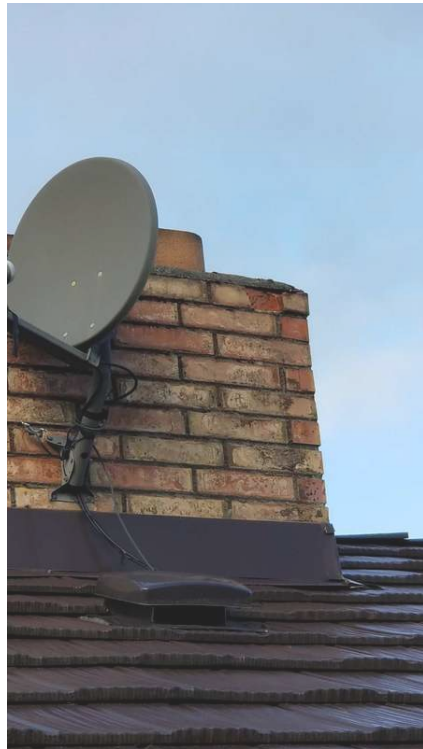
**MISSING SPARK ARRESTOR**

Missing spark arrestor on top of chimney. A missing spark arrestor can allow pest entry into the chimney, allow water to enter the chimney and freeze, potentially damaging the firebox/damper/chimney/etc., as well as allowing fire embers to exit the home, potentially leading to fire hazards. Recommend a qualified chimney sweep evaluate for cleaning and repairs.

Cracked bricks recommend further review.

Recommendation

Contact a qualified chimney contractor.



Cracked bricks

# 4: GARAGE

		IN	IQ	DM	MC	SH	E	NP
4.1	Floor-Walls-Ceiling		X					
4.2	Garage Door	X						
4.3	Garage Door Opener	X						
4.4	Occupant Door (From garage to inside of home)					X		

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## Information

**Floor-Walls-Ceiling: Material Covering**  
Sheetrock

**Garage Door: Material**  
Metal

**Garage Door Opener: Manufacture**  
Marantec

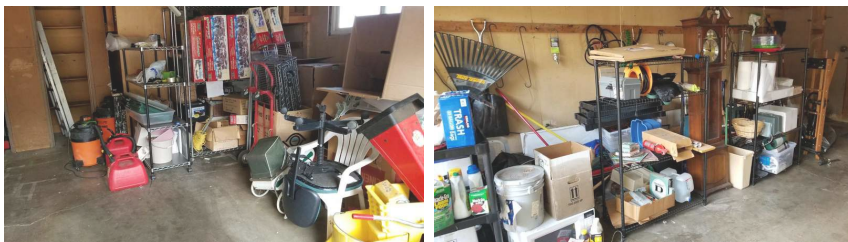
**Occupant Door (From garage to inside of home): Material**  
Wood

## Limitations

Floor-Walls-Ceiling

### HOME OWNER ITEMS LIMITING VIEW

Garage minimally inspected due to home owner items present at time of inspection. Recommend reviewing this area during walk through.



## Observations

4.4.1 Occupant Door (From garage to inside of home)

Safety Hazard

### DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.



4.4.2 Occupant Door (From garage to inside of home)

 Safety Hazard

**DOOR OPENS OVER A STEP DOWN**

The garage door opens over a step down. This is a potential safety hazard due to the possibility of a person entering without knowing a step is there. I recommend repair for increased safety.

Recommendation

Contact a qualified door repair/installation contractor.



# 5: DOORS, WINDOWS & INTERIOR

		IN	IQ	DM	MC	SH	E	NP
5.1	Doors	X						
5.2	Windows	X						
5.3	Floors - Walls - Ceiling		X					
5.4	Steps, Stairways & Railings	X						
5.5	Countertops & Cabinets	X						

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 E = Excluded    NP = Not Present

## Information

### Doors: Interior doors

Hollow Core

### Windows: Vinyl

Vinyl

### Floors - Walls - Ceiling: Ceiling

Materials

Painted

### Floors - Walls - Ceiling: Floor Covering

Mixture of materials

### Floors - Walls - Ceiling: Wall Materials

Mixture of materials

### Countertops & Cabinets: Countertop and Cabinet Material

Mixture of materials

## Limitations

General

### SOP

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Observations

5.3.1 Floors - Walls - Ceiling

### FUNGAL GROWTH



Safety Hazard

Residue appears fungal in nature on ceiling. I did not inspect, test or determine if this growth is or is not a health hazard. This type of testing is beyond the scope of a standard home inspection. The underlying cause is moisture or dampness. No obvious elevated moisture at time of inspection. Fungus noted numerous locations. Dry at time of inspection.

Recommendation

Contact a qualified environmental contractor



Master closet



Master bathroom



Master bathroom



# 6: PLUMBING

		IN	IQ	DM	MC	SH	E	NP
6.1	Drain, Waste, & Vent Systems				X			
6.2	Water Supply, Distribution Systems & Fixtures				X			
6.3	Hot Water Systems, Controls, Flues & Vents				X			
6.4	Fuel Storage & Distribution Systems	X						
6.5	Main Water Shut-off Device	X						

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## Information

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

Mixture of materials

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

Galvanized

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

65 gallons

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

Electric

**Hot Water Systems, Controls, Flues & Vents: Seismic Straps**

No

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

None

**Main Water Shut-off Device: Main Water Shut-off Location**

Basement

**Main Water Shut-off Device: Water Source**

Public

**Main Water Shut-off Device: Water Supply Material**

Galvanized

## Observations

6.1.1 Drain, Waste, & Vent Systems

**DRAIN LEAKS**



Leak noticed in the drain lines in the bathroom sinks. We recommend a qualified plumbing contractor evaluate and repair/replace as needed.

Recommendation

Contact a qualified plumbing contractor.



Master bathroom

Rotting floor master



### 6.1.2 Drain, Waste, & Vent Systems



Inquire With Seller

#### **UNKNOWN PLUMBING**

Unknown plumbing-venting room in the front right of the basement. This is not a proper living space as there is not proper ingress-egress due to fire safety standards. Inquire with seller for further details on history of repairs.

Recommendation

Contact a qualified professional.



### 6.2.1 Water Supply, Distribution Systems & Fixtures



Major Concern

#### **DISTRIBUTION PIPE LEAKING**

Distribution pipe appeared to be leaking. Recommend a qualified plumber evaluate and repair. Aged galvanized plumbing with signs of corrosion and leakage throughout the home. Recommend budgeting for complete replacement.



## Recommendation

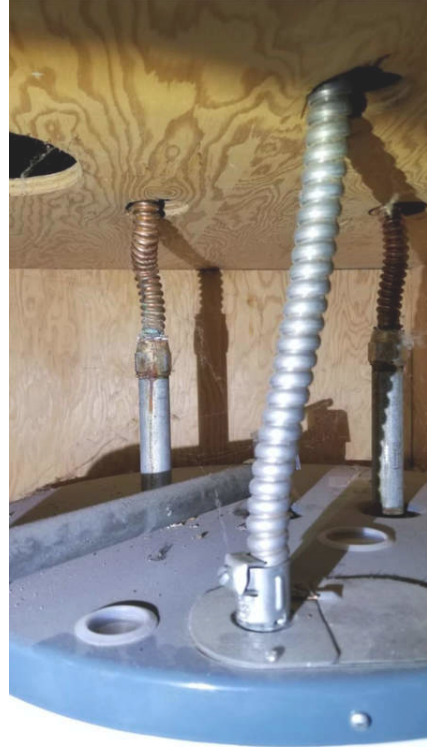
Contact a qualified plumbing contractor.



Kitchen



Basement water heater



Basement water heater

## 6.2.2 Water Supply, Distribution Systems &amp; Fixtures

**GALV REPLACE**

Inquire With Seller

Galvanized supply pipe is installed in this house. Over time, mineral and corrosion deposits build up and gradually reduce the flow of water through galvanized steel pipe. Replacement of all remaining galvanized steel supply lines may eventually become necessary as a part of an ongoing program of maintenance and upgrading. I recommend budgeting for repair/replacement over the coming years.

## Recommendation

Contact a qualified plumbing contractor.

## 6.2.3 Water Supply, Distribution Systems &amp; Fixtures

**H-C REVERSED**

Safety Hazard

(Master Shower) The hot and cold-water controls on the faucet were reversed in the master bathroom shower. Reversed hot and cold water can result in water burns. The position of the hot and cold-water controls on all plumbing fixtures should be restored to accepted industry standards which dictate that the control for the hot water is always located to the left and that for the cold is located to the right. Likewise, for so-called single handle faucets; turning the handle to the left should increase the flow of hot water, while turning the handle to the right should increase the flow of cold water.

## Recommendation

Contact a qualified plumbing contractor.

## 6.2.4 Water Supply, Distribution Systems &amp; Fixtures



Safety Hazard

**MAIN WATER SUPPLY PIPE CORRODED**

Main water supply pipe was heavily corroded. This can lead to shortened lifespan of the pipe. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



## 6.2.5 Water Supply, Distribution Systems &amp; Fixtures



Major Concern

**SHOWER TILE MOVEMENT**

Shower showing signs of moisture intrusion. High likelihood of rot damage behind the wall due to the construction methods of the time period (i.e. sheetrock only). We recommend budget for rebuilding the shower surrounds.

Recommendation

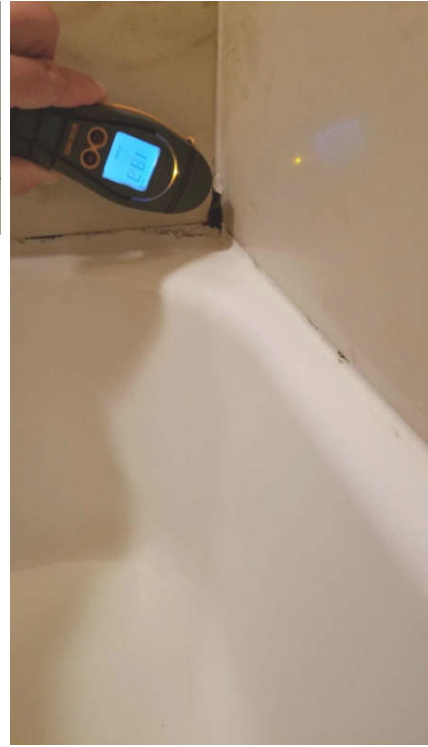
Contact a qualified tile contractor



Guest bath tile movement



Guest bath tile movement



Moisture in master shower

6.3.1 Hot Water Systems, Controls, Flues & Vents

 Safety Hazard

**AGED UNIT**

The water heater is nearing the end of its design life. Standard life is 8-12 years this water heater appears to be 12 & 19 years old. No obvious leaks or rust at time of inspection. I recommend budgeting for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



6.3.2 Hot Water Systems, Controls, Flues & Vents



**SEISMIC STRAPS**

Missing industry standard seismic straps on top third and bottom third of water tank. I recommend correction by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

# 7: ELECTRICAL

		IN	IQ	DM	MC	SH	E	NP
7.1	Service Entrance Conductors	X						
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device					X		
7.3	Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits					X		
7.4	Smoke Detectors/Carbon Monoxide Detectors					X		

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## Information

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
 Below Ground

**Service Entrance Conductors:**  
**Main Electrical Shut-off Location**  
 Basement

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
 (2) 200

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Wiring Method**  
 Romex

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Branch Wire 15 and 20 AMP**  
 Copper

**Smoke Detectors/Carbon Monoxide Detectors: Carbon Monoxide**  
 Yes

## Limitations

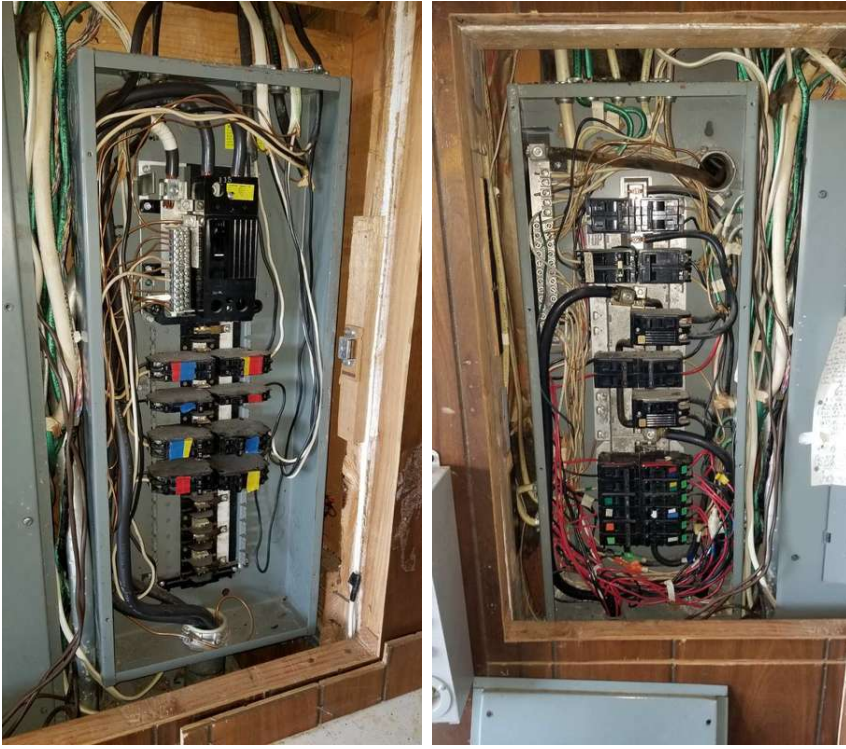
General

### SOP

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Main & Subpanels, Service & Grounding, Main Overcurrent Device

### COURTESY PICTURE



## Observations

7.2.1 Main & Subpanels, Service & Grounding,  
Main Overcurrent Device



Safety Hazard

### **TWIST OUTS MISSING**

Twist-outs/knock-outs missing at electrical panel. This has a potential for improper human contact. Generally, a simple fix by a qualified professional but does pose a safety hazard. Immediate correction is recommended.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits

### **2 PRONG UNGROUNDED-UPGRADE**



Safety Hazard

Non-standard outdated electrical system throughout the home. Some light switched did not turn off lights in the room and other turned off other rooms. We recommend budgeting for a significant rewiring due to the outdated wiring system, lack of proper installation and maintenance.

Numerous two prong outlets throughout home. This is typical for the age of home. I recommend upgrading to grounded outlets and/or installing properly wired GFCI outlets to increase safety to electrically sensitive equipment (i.e. radio, TV, computer).

Recommendation

Contact a qualified electrical contractor.



Entryway non-operable



Broken driveway safety hazard



Front reverse polarity



Unknown in solarium



Unknown in solarium



Non-operable guest bathroom



Basement



Basement



Basement non-operable



Attic





Aged heater smelled when operated.

7.3.2 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits

 Safety Hazard

**EXPOSED WIRE IN CABINET**

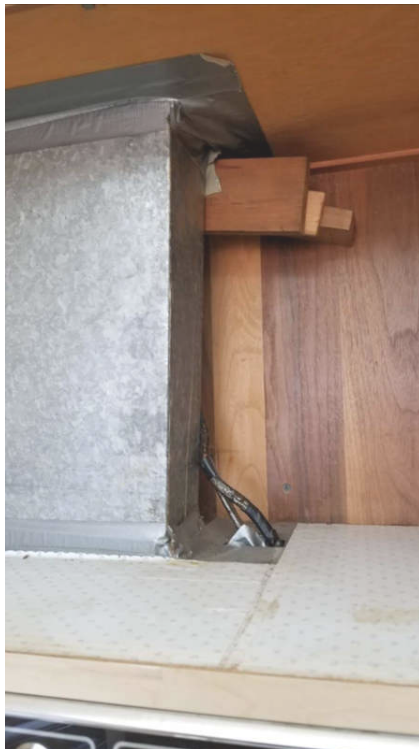
All exposed wiring for the lights in the cabinets should be properly protected with conduit. I recommend a qualified electrical contractor repair/replace as needed for increased safety.

Recommendation

Contact a qualified electrical contractor.



Kitchen



Hood

7.4.1 Smoke Detectors/Carbon Monoxide Detectors



**NO SMOKE ALARMS IN BEDROOMS**

There appears to be no smoke alarms found in bedrooms. Recommend installing smoke alarms in all bedrooms for increased safety in conformance with modern standards.

Recommendation

Contact a qualified professional.

# 8: HEATING

		IN	IQ	DM	MC	SH	E	NP
8.1	Equipment				X			
8.2	Distribution Systems, Presence of Installed Heat Source in Each Room, Normal Operating Controls							X
8.3	Vents, Flues & Chimneys					X		
8.4	Gas/LP Firelogs & Fireplaces					X		

IN = Inspected    IQ = Inquire with seller    DM = Deferred Maintenance    MC = Major Concern    SH = Potential Safety Hazard  
 E = Excluded    NP = Not Present

## Information

### Equipment: Energy Source

Electric

Some cities require fire rated doors between the house and the furnace when installed on the interior of the home. We recommend inquiring with the builder or HVAC installer for further details.

### Equipment: Heat Type

Electric Baseboard, In wall-floor or ceiling electrical heat

### Distribution Systems, Presence of Installed Heat Source in Each Room, Normal Operating Controls: Ductwork

NA

## Limitations

General

### SOP

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Observations

8.1.1 Equipment

### NO HEAT



The room appears to be missing any heat source at the time of inspection. I recommend a qualified electrician to repair replace as necessary. Unable to verify operation of electric heat, in ceiling, floors or walls. The aged baseboard heating system was detached from the wall numerous location and not tested due to safety hazard potential. Recommend a qualified HVAC contractor reevaluate the entire heating system for repair/replacement. Hydronic heating may be a great upgrade.

Recommendation

Contact a qualified electrical contractor.



8.3.1 Vents, Flues & Chimneys

**NONSTANDARD LOCATION**

Unknown venting for basement wine cellar. Inquire with seller for further details.

Recommendation

Contact a qualified professional.



8.4.1 Gas/LP Firelogs & Fireplaces

**CRACKED WARPED BRICKS IN FIREBOX**

Bricks in Fire box appear to be cracked/warped. I recommend evaluation and repair as needed by a qualified chimney sweep prior to use.

Recommendation

Contact a qualified chimney contractor.





Basement

# 9: ATTIC, INSULATION & VENTILATION

		IN	IQ	DM	MC	SH	E	NP
9.1	Attic Insulation					X		
9.2	Floor Insulation	X						
9.3	Ventilation		X					
9.4	Exhaust Systems		X					

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## Information

### Attic Insulation: Insulation Type

Batt, Cellulose

### Floor Insulation: Flooring Insulation

Batt

### Ventilation: Ventilation Type

Ridge Vents, Gable Vents, Power Vent

### Exhaust Systems: Dryer Power Source

220 Electric

### Exhaust Systems: Dryer Vent

Metal

### Exhaust Systems: Exhaust Fans

Fan/Heat/Light

## Limitations

### General

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Observations

### 9.1.1 Attic Insulation



Safety Hazard

### RODENT ACTIVITY ATTIC

Rodent activity noted in the attic area. I recommend contacting a qualified Pest Control Operator to remedy the situation and re-inspect the area. This will include but not limited to removing all rodents, rodent droppings, repairing/replacing, all damaged materials <i.e. insulation, electrical, etc.>, inquiring with the sellers on the history of rodent activity/infestation. Followed by taking the proper steps to ensure no future infestation will occur. Due to the common nature of rodent accessing different areas of the home I recommend these steps also be taken in any other areas where pest activity/infestation has occurred.

### Recommendation

Contact a qualified pest control specialist.



### 9.3.1 Ventilation

#### **NON-OPERABLE FAN**



The fan appeared to be non-operable at the time of Inspection. I recommend a qualified HVAC technician to repair/replace.

Soffit vents not installed. Non-standard electrical installation in attic. Refer to electrician for repair/replacement.

Recommendation

Contact a qualified HVAC professional.



9.4.1 Exhaust Systems

**STRANGE VENTS**

 [Inquire With Seller](#)

Unknown vents in storage area. Inquire with seller for further details.

Recommendation

Contact a qualified professional.





# 10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	IQ	DM	MC	SH	E	NP
10.1	Foundation, Basements and crawlspace.		X					
10.2	Columns and piers	X						
10.3	Vapor Retarders (Crawlspace or Basement)							X
10.4	Structural System (Walls-Ceilings-Floors)			X				
10.5	Roof Structure and Attic	X						

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## Information

### Foundation, Basements and crawlspace.: Inspection Method

No crawlspace

### Foundation, Basements and crawlspace.: Material

Concrete

### Columns and piers: Material

Concrete

### Roof Structure and Attic: Inspection Method

Attic Access

### Roof Structure and Attic: Structural Systems

Trusses

## Limitations

### General

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Observations

10.1.1 Foundation, Basements and crawlspace.

### FOUNDATION CRACKS - MINOR



Larger than normal cracks in the basement floor. Common for the age of the home budget for additional repairs when completing construction on the basement area.

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

### Recommendation

Contact a qualified structural engineer.



10.1.2 Foundation, Basements and crawlspace.

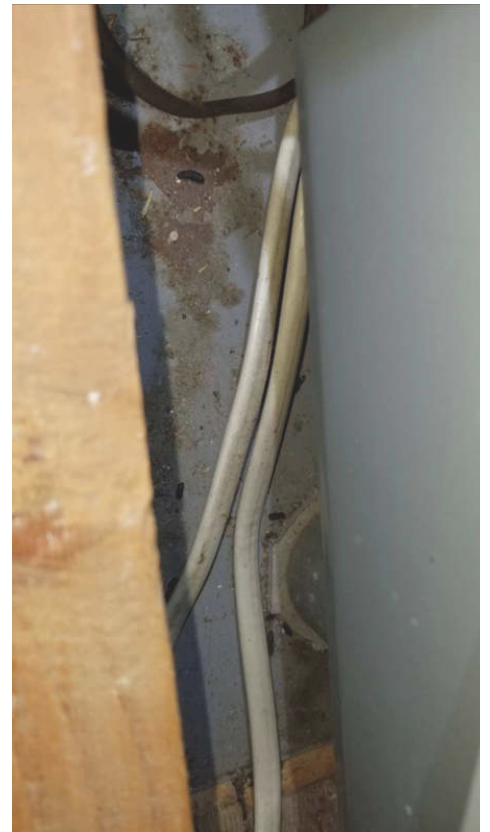
 Safety Hazard

**RODENT ACTIVITY**

Rodent activity noted next to electrical panels in basement. Refer to a pest control operator for remediation.

Recommendation

Contact a qualified pest control specialist.



Near electrical panels

10.4.1 Structural System (Walls-Ceilings-Floors)

**FLOOR JOIST NOTCHED**

 Major Concern

A floor joist in the basement has been notched. The notch appears large enough that reinforcement is recommended. I recommend a qualified contractor proficient in structural framing evaluate and repair/replace as needed.

Recommendation

Contact a qualified general contractor.



# 11: BUILT-IN APPLIANCES

		IN	IQ	DM	MC	SH	E	NP
11.1	Dishwasher		X					
11.2	Refrigerator	X						
11.3	Range/Oven/Cooktop	X						
11.4	Garbage Disposal	X						
11.5	Built-in Microwave	X						

IN = Inspected    IQ = Inquire with seller    DM = Deferred Maintenance    MC = Major Concern    SH = Potential Safety Hazard  
 E = Excluded    NP = Not Present

## Information

**Dishwasher: Dishwasher**  
Aged

**Refrigerator: Type**  
Aged

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

**Range/Oven/Cooktop: Oven/Cooktop**  
Aged

**Garbage Disposal: Type**  
Aged

**Built-in Microwave: Type**  
Aged

## Limitations

### General

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Observations

### 11.1.1 Dishwasher



#### AGED UNIT-BUDGET FOR REPLACEMENT

The appliances are aged and in need of replacement. Although operable at time of inspection they have exceeded their design and have an unknown failure date in the future.

#### Recommendation

Contact a qualified appliance repair professional.





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# STANDARDS OF PRACTICE

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## Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

## Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Doors, Windows & Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

## Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

## Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The

operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### **Heating**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### **Attic, Insulation & Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### **Basement, Foundation, Crawlspace & Structure**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### **Built-in Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### **Items Not Inspected**