

# C P Home Inspections

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## Sample Inspection Report

Client(s): **Happy Homer**  
Property address: **1234 Inspection Drive,  
Healthy Home, WA 9836X**  
Inspection date: **Thursday, June 25, 2015**

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Thank you for choosing C P Home Inspections/Consulting, LLC, for your home inspection. We understand your home inspection is very important to you and possibly one of your most significant life time investments. We hope you did not find our process too invasive with minimal disruption to you and your home. Your business and referrals are very important to us. With over 30 years' experience in home and light commercial construction and 18 years as a General Contractor, C P Home Inspections/Consulting, LLC, not only performs quality control inspections for purchasers, Banks and realtors, we can also help people planning on selling a house estimate the amount of work that needs to be completed before listing your home or building.

To help you understand the home inspection process, it is intended to be a visual, and not an exhaustive or invasive, inspection of a home by a trained and impartial inspector. Our inspections adhere to the standards of the practice of the state of Washington. This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.[/b]

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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

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### General Information

Report number: 2

**Time started:** 8:50

**Time finished:** 1:15

**Present during inspection:** Property owner, Tenant

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Windy, Overcast 59\*

**Temperature during inspection:** Cool

**Buildings inspected:** One house

**Age of main building:** 1996

**Source for main building age:** Property owner

**Front of building faces:** West

**Main entrance faces:** West

**Occupied:** Yes, Furniture or stored items were present and limited some areas to access for inspection.

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Site profile:** Level, Minor slope

**Condition of driveway:** Appeared serviceable, Recommend graveling and maintenance.

**Driveway material:** Gravel

**Sidewalk material:** Poured in place concrete

**Condition of deck, patio and/or porch covers:** Appeared serviceable

**Deck, patio, porch cover material and type:** Open, Covered (Refer to Roof section)

**Condition of decks, porches and/or balconies:** Appeared serviceable

**Deck, porch and/or balcony material:** Wood

**Condition of stairs, handrails and guardrails:** Required repairs, replacement and/or evaluation (see comments below)

**Exterior stair material:** Wood

- 1)    Fungal rot was found at front guardrail stair areas (see photo) . Recommend that a qualified person evaluate and repair as necessary. All rotten wood should be replaced.



**Photo 1-1**

Post cap rotten, front deck.



**Photo 1-2**

Front stairs post and handrail areas

- 2)   Risers at rear deck were higher than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



**Photo 2-1**  
Last step onto rear deck is 8 1/2"

- 3)   Handrails at front and rear flights of stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.



**Photo 3-1**  
No graspable handrail front deck



**Photo 3-2**  
No graspable handrail rear deck.

- 4)   Front sidewalk has settlement, heaving and/or deterioration resulting in a trip hazard. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards or at least consider painting it orange or yellow to help warn of possible trip hazards.



**Photo 4-1**

Possible trip hazard at front (west) sidewalk.

- 5)  One or more treads at exterior rear deck stairs are loose. This is a potential fall hazard. Recommend that a qualified person repair as necessary.



**Photo 5-1**

Loose steps at rear (east) deck stairs

- 6)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

- 7)  The condition of the drain at the base of the rear ( Northwest) concrete stairs is unknown. It's beyond the scope of a home inspection to determine if these drains flow adequately during prolonged periods of heavy rain. Recommend consulting with the property owners about this if possible, and monitoring drains in the future. If water is found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by cleaning, repairing or installing drains.



**Photo 7-1**

Rear entry to daylight basement concrete slab at basement floor level. Monitor

## **Exterior and Foundation**

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground

**Apparent wall structure:** Wood frame

**Wall covering:** Wood fiber, Cement fiber

**Condition of foundation and footings:** Minor sink crack East side under deck. Monitor

**Apparent foundation type:** Finished basement, Daylight basement, Concrete slab on grade

**Foundation/stem wall material:** Poured in place concrete

**Footing material (under foundation stem wall):** Poured in place concrete

- 8)  Exterior of home siding needs caulking and paint. It appears there is only primer on new lap siding. Recommend a licensed and qualified contractor do additional assessment and caulk and paint as necessary.



**Photo 8-1**  
Caulking failing and needs painting



**Photo 8-2**

- 9)  Areas of the roof barge board tails are uncovered or too close to the roofing surface. This is a conducive condition for wood-decaying organisms and should be corrected. Wood should be at least 2" off weather surfaces. Recommend a licensed and qualified contractor do additional assessment and replace or repair all rotten areas.



**Photo 9-1**  
Rotten barge tails.



**Photo 9-2**  
This condition is conducive to wood decaying fungi or wood destroying organisms

**Photo 9-3****Photo 9-4**

This condition is conducive to wood decaying fungi or wood destroying organisms

- 10)  Drip or head flashings at doors and windows is missing. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.

**Photo 10-1**

No head flashings present at doors and windows.

**Photo 10-2**

No head flashings present at doors and windows.

- 11)  This property gable ends were clad with composition wood-fiber siding. Louisiana Pacific, have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with a quality flexible primer, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

<http://www.reporthost.com/?PERMPLUS>

<http://www.reporthost.com/?COMPSDNG>



**Photo 11-1**  
LP mark



**Photo 11-2**  
LP swelling.

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## **Basement**

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

**Exterior door material:** Metal

**Insulation material underneath floor above:** Not determined (inaccessible or obscured)

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## **Roof**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Traversed

**Condition of roof surface material:** Required repair, replacement and/or evaluation (see comments below)

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

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12)  The roof surface appeared to be heavily worn, has inadequate ventilation and is near the end of its service life and will likely need replacing in the near future. There is also heavy moss buildup. Recommend additional venting and discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future.



**Photo 12-1**  
Low profile ridge vent could be a cause of lack of attic ventilation.



**Photo 12-2**  
Asphalt shingles aggregate worn heavily.

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13)  The rubber or neoprene pipe flashings were split or cracked. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor replace flashings where necessary.



**Photo 13-1**  
Rubber flashings split and causing possible water intrusion.

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14)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



**Photo 14-1**

Gutters mostly full of moss, leaves and debris

15)  Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

<http://www.reporhost.com/?MOSS>

**Photo 15-1**

Many areas of the roof have heavy moss buildup.

16)  Stains were found at the front of gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.

## **Attic and Roof Structure**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Partially traversed

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Trusses

**Ceiling structure:** Trusses

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable

**Ceiling insulation material:** Fiberglass loose fill, Fiberglass roll or batt

**Approximate attic insulation R value (may vary in areas):** Variable R-30

**Condition of roof ventilation:** Required repair, replacement and/or evaluation (see comments below)

**Roof ventilation type:** Ridge vent(s), Low profile ridge vent.

17)  Cardboard baffles that are intended to keep insulation from blocking soffit vents in the attic were loose and had fallen down. Attic and/or roof structure ventilation can be reduced as a result. The service life for the roof surface materials can also be reduced because of high temperatures. Moisture from condensation is also likely to accumulate in the roof structure and/or attic and can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair or reattach baffles as necessary.

**Photo 17-1**

Fallen attic insulation baffle at east side.

- 18)  Some of the attic or roof vent screens were missing, deteriorated or substandard. Recommend that a qualified person replace or repair screens as necessary to prevent birds or vermin from entering the attic.

**Photo 18-1**

Tape obstructing vents and or some screens missing.

## Garage or Carport

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached

**Condition of door between garage and house:** Appeared serviceable

**Type of door between garage and house:** Metal, With visible fire-resistance rating

**Number of vehicle doors:** 2

**Condition of automatic opener(s):** Appeared serviceable, Not determined (not plugged in, no power, etc.), The door closest to living area was not tested because owner stated. the chain was damaged

**Condition of garage floor:** Could not inspect do to storage items

- 19)   Garage deck landing, stairs, ramp and landing has no safety, guard or handrails. This is an unsafe conditions do to fall hazards. Recommend a licensed and qualified contractor do additional assessment and install or repair stairs, ramps and landings with proper standards.



**Photo 19-1**  
Garage landing fall hazard and many storage items.



**Photo 19-2**  
Garage stairs picket spacing over 4"



**Photo 19-3**  
Garage landing ramp rail @ 24" and no pickets.



**Photo 19-4**  
Garage landing ramp has inadequate guardrails.

20)  Many areas of the garage were not accessible or could not be inspected do to storage boxes and items.

## **Plumbing / Fuel Systems**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Private well, Well head missing bolts.

**Water pressure (psi):** 60psi

**Location of main water shut-off:** Basement, Water and sewer main are located in basement utility closet on East side.

**Supply pipe material:** Copper

**Condition of drain pipes:**

**Drain pipe material:** Plastic

**Waste pipe material:** Plastic

**Sewage ejector pump installed:** Yes

**Condition of sewage ejector pump:** Appeared serviceable

**Location of main fuel shut-off valve:** At gas meter

21)  The inspector observed the well casing weather head is missing bolts. Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

<http://www.reporthost.com/?WELL>



**Photo 21-1**

Missing bolts at well weather head

22)  A water softener system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:

<http://www.reporthost.com/?WTRSFT>

<http://www.reporthost.com/?HRDWTR>

23)  A water filtration system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Filter cartridges typically need replacing periodically. Cleaning and other maintenance may also be needed. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:

<http://www.reporthost.com/?WTRFLTR>

24)  A sewage ejector pump was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. These systems are typically sealed and involve moving parts. They are subject to clogging and/or damage from disposal of items such as disposable diapers and sanitary napkins. Recommend that this pump and related equipment (piping, valves, etc.) be evaluated by a qualified plumber and repaired if necessary. This should be done per the manufacturer's recommendations in the future, or annually if unable to verify the manufacturer's recommendations. Typically, these pumps have a lifespan of 7-10 years. For more information, visit:

<http://www.reporthost.com/?SEWEJPMP>

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Underground

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 200

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** 200

**Condition of main service panel:** Required repair, replacement and/or evaluation (see comments below)

**Condition of sub-panel(s):** Appeared serviceable

**Location of main service panel #A:** Basement

**Location of sub-panel #C:** Garage

**Location of main disconnect:** Breaker at top of main service panel

**Ground fault circuit interrupter (GFCI) protection present:** No

**Smoke alarms installed:** Yes, but not tested

25)   Exterior receptacle (outlet) covers were broken. This is a potential shock hazard. Recommend that a qualified person replace covers where necessary.



**Photo 25-1**

Weather cover broken

26)   Two "plug-in" type carbon monoxide alarms were found. Because such CO alarms can be easily removed, recommend that the client verify that CO alarms haven't been removed upon taking occupancy. If removed, then recommend installing new CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. Note that some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. For more information, visit:

<http://www.reporthost.com/?COALRM>

27)  The inspector was unable to open and evaluate the Main electrical service panel, #A located in basement (East Wall) because items were blocking access. This panel is excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.

Could not open service panel do to wall framing and trim.



**Photo 27-1**

Blocked main service panel cover.

## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Type:** Tankless, Rinnai

**Energy source:** Natural gas

**Estimated age:** 8

**Location of water heater:** Utility room, Basement

**Hot water temperature tested:** Yes

**Water temperature (degrees Fahrenheit):** 138

28)  The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:

<http://www.reporhost.com/?SCALD>

## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air, Furnace, TempStar.

**General heating distribution type(s):** Ducts and registers

**Last service date of primary heat source:** 1996

**Source for last service date of primary heat source:** Label

**Forced air heating system fuel type:** Natural gas

**Estimated age of forced air furnace:** 18 years

**Location of forced air furnace:** Closet, Hall closet, main floor.

**Forced air system capacity in BTUs or kilowatts:** 40,000

**Condition of furnace filters:** Required repair and/or evaluation (see comments below)

**Location for forced air filter(s):** At top of air handler, Filter dirty and neds replaced

**Condition of forced air ducts and registers:** Appeared serviceable, I recommend cleaning ducts.

**Type of combustion air supply:** Intake duct, duct from attic air. I recommend a isolated fresh air source.

**Condition of venting system:** Appeared serviceable

**Condition of controls:** Appeared serviceable

29)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

30)  A whole house fan was installed. These fans provide cooling for interior spaces by blowing hot interior air up into the attic and out through attic vents, and by drawing cooler air in from the outside through open windows. They are intended to operate only when the outside temperature is cooler than inside. Multiple windows should be opened to equal or exceed 3 times the area of the fan opening. If air conditioning is installed it should not be operated while the whole house fan is operated. These fans do not dehumidify. They may be noisy during operation.

In some cases, additional attic venting is required for whole house fans to allow blown air to exit the attic. Attic vents should be kept clear at all times. Inadequate attic venting may result in attic air blowing through ceiling penetrations such as lights, or down through wall framing. It's beyond the scope of a home inspection to determine if attic venting is adequate. If concerned, review the fan's documentation and/or consult with a qualified contractor.

Be aware of safety issues related to whole house fans. Injury can occur if people come in contact with fan blades or belts. Louvers should always be open and the area above the fan should be unobstructed during operation, otherwise the fan may overheat and pose a fire hazard. Items should never be stored on top of the fan. Negative interior air pressure can cause gas-fired appliances such as water heaters and clothes dryers to backdraft, or cause flame rollout or pilot lights to blow out. Carbon monoxide and/or fire hazards may result. Children should never be allowed to operate whole house fans.

Whole house fans should be shut down during cooler months when not needed. This includes installing an insulated cover over the fan and turning power off to the the fan.

The client should be aware that some routine maintenance is required for whole house fans such as lubrication, and tightening or replacing belts cleaning. Consult with a heating and cooling specialist on this. Note also that motors and other components have a limited lifespan.

For more information visit:

<http://www.reporthost.com/?WHFAN>

## Fireplaces, Stoves, Chimneys and Flues

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Gas fireplace or stove type:** Freestanding stove

**Gas-fired flue type:** B-vent

31)  The gas fireplace or stove did not respond to normal controls (e.g. on/off switch, thermostat, remote control) and were not fully evaluated as a result. The pilot light or gas supply may have been turned off, or some other condition may have prevented operation. The inspector only operates normal controls and does not light pilot lights or operate gas shut-off valves. Consult with the property owner, review all documentation for such gas appliances, and become familiar with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

## Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

32)  The under-sink food disposal was stuck or jammed and started smelling of smoke when operated . Recommend that a qualified contractor repair or replace as necessary.

## Bathrooms, Laundry and Sinks

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Full bath, second floor

**Location #B:** 3/4 bath, basement

**Condition of counters:** Main bath is formica and 3/4 bath is Cultured stone.

**Condition of cabinets:**

**Condition of flooring:**

**Condition of sinks and related plumbing:** No overflow in 3/4 bath sink.

**Condition of bathtubs and related plumbing:** Fiberglass one peice.

**Condition of ventilation systems:**

**Gas supply for laundry equipment present:** Yes

**240 volt receptacle for laundry equipment present:** Yes

33)  The toilet at location B, main bath, was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet should be securely anchored to the floor to prevent movement and leaking. The base of the toilet should be caulked to floor also.

34)  Elevated moisture readings at floor around toilet in upper bath.



**Photo 34-1**

Meter reading over 20%

35)  Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location #A main bath. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.

36)  Gaps, no caulk, or substandard caulking was found between the bathtub and the floor at location #A and B, main and master bath. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

The tub diverter also leaks moderately when shower is operated in main bath.

## Interior, Doors and Windows

**Limitations:** The inspector was unable to enter the master bedroom upstairs to the South so no observations were made of that room. Also the following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Rear door threshold weather striping should be replaced to stop drafts and energy loss.

**Exterior door material:** Metal

**Condition of interior doors:** Paint grade would six panel design.

**Type(s) of windows:** Vinyl, Multi-pane

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Flooring type or covering:** Carpet, Vinyl, linoleum or marmoleum, Laminate, Tile, Concrete

**Condition of stairs, handrails and guardrails:**

37)  Stains from mold (fungus) and elevated levels of moisture were found in the down stairs 3/4 bath ceiling areas. This is a conducive condition for wood inhabiting conditions. The stains appear to be due to a past leak. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 37-1

Lower bath water stains and elevated moisture readings.

38)  Cracks were found at interior-wall and ceiling junctions. Based on the cracks not appearing at exterior walls, these cracks are likely due to "truss uplift." Trusses are engineered, prefabricated assemblies (normally shaped like triangles) that replace rafters and

ceiling beams in the roof structure. Truss uplift can occur when moisture content in the trusses' top chords differs significantly than in the bottom chords. This commonly happens during the winter when the bottom chords are kept warm and dry since they're normally buried in insulation and located next to the heated ceiling. The top chords are exposed to cold, moist air in the attic. In this condition, the bottom chords can shrink while the top chords can swell. This results in the bottom chord distorting, or being pulled upwards. If this happens, the drywall ceiling attached to the trusses' bottom chords can pull up and away from the drywall attached to the walls. If the walls are securely nailed to the trusses, walls can even lift off the floors, resulting in gaps in baseboard trim.

Various methods exist to prevent truss uplift including installing L-shaped truss clips and removing fasteners from ceiling drywall near interior partitions. These solutions may be a significant effort. Another option is to apply elastic crack coatings and then repair the drywall. In most cases, truss uplift is a cosmetic concern rather than a structural concern. For more information visit:

<http://www.reporthost.com/?TRUSSUP>

<http://www.reporthost.com/?ECC>

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39)  The front and rear exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.

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## **Wood Destroying Organism Findings**

**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

**Visible evidence of active wood decay fungi:** Yes, Front deck at handrail, stairs, some barge boards and LP sidings.

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40)   Evidence of infestation of was found at roof vents and eaves in the form of bees . Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

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If you should have any questions or need clarification of this inspection report or the process, please call or email me. Thank you again.

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