



AWESOME DAY HOME INSPECTIONS, LLC

Home office 509-738-6400 Cell 509-680-8907

awesomedayinspections@gmail.com

<https://www.awesomedayhomeinspections.com>



RESIDENTIAL INSPECTION REPORT

3296 Hill Loop Rd
KETTLE FALLS, WA 99141

David Beckstead
OCTOBER 4, 2018



Inspector
David Beckstead

©BD

InterNACHI Certified Professional
Inspector®
509-738-6400
david@davidbeckstead.com



Agent
Emma Romo
Keller Williams Realty, Colville
509-680-5897
emma@sherridots.com

TABLE OF CONTENTS

1: Inspection Details	5
2: Roof	7
3: Exterior	10
4: Foundation & Structure	15
5: Insulation, Ventilation & Exhaust	18
6: Heating & Cooling	20
7: Plumbing	25
8: Electrical	30
9: Interior, Doors, Windows	33
10: Built-in Appliances	35
11: Entryway /Mud Room / Dog Room	38
Standard of Practice	40

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items, and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

SUMMARY

- 2.1.1 Roof - Coverings: Debris - Growth
- 2.4.1 Roof - Vents: No vent stack for bathroom fan
- 3.1.1 Exterior - Siding, Flashing & Trim: Siding/Trim Refinish
- 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
- 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Moisture Damage
- 3.5.3 Exterior - Decks, Balconies, Porches & Steps: Railings Loose - Base Degraded
- 3.5.4 Exterior - Decks, Balconies, Porches & Steps: Porch post wood covered with Earth
- 3.5.5 Exterior - Decks, Balconies, Porches & Steps: Improper porch termination
- 3.5.6 Exterior - Decks, Balconies, Porches & Steps: Spindles measurements
- 4.1.1 Foundation & Structure - Foundation: Foundation Cracks
- 4.6.1 Foundation & Structure - Attic Structure & Sheathing: Dry Stains and/or Rot - Around Chimney
- 5.1.1 Insulation, Ventilation & Exhaust - Exhaust Systems: Bathroom Vents Into Attic
- 8.4.1 Electrical - Lighting, Switches & Fans (All Accessible): Lighting Fixture Loose (Interior)
- 8.5.1 Electrical - Receptacles (All Accessible): Receptacle Loose
- 9.5.1 Interior, Doors, Windows - Steps, Stairways & Railings: Handrail Loose
- 10.2.1 Built-in Appliances - Refrigerator: Ice Maker Not Operational
- 11.1.1 Entryway /Mud Room / Dog Room - Flooring: Laminate Flooring

1: INSPECTION DETAILS

Information

In Attendance	Occupancy	Style
Home Owner	Occupant Present	Contemporary, Multi-level

Type of Building	Weather Conditions
Single Family	Clear, Dry

Inspection Categories: Inspection Categories

Explanation of Ratings (How to Read Report)

I = Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home.

L = Limitations. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. This indicates that an action is recommended. Observations are color-coded to indicate the importance of the observation.

MINOR CONCERN

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

MODERATE CONCERN

- A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

MAJOR CONCERN

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

Limitations

Detached Structure(s)

DETACHED STRUCTURE(S) NOT INSPECTED

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition.

Furniture Limits

STORED OR FURNISHED ITEMS

Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Certain areas could not be evaluated, yet most important areas were available to inspect.

2: ROOF

		IN	L	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Vents	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method

Roof Walked

Roof Type/Style

North
Gable

Coverings: Material

Asphalt, Architectural



Coverings: Number of Layers

1 layer

Roof Drainage Systems: Gutter Material

None

Roof Drainage Systems: Downspout Material

None

Coverings: Estimated Age

Mid 1/3

10 to 15 years

**Roof Drainage Systems: Drainage by Roofing and drip edge**

This home had no gutter system. All fascia had new drip edge, and fascia appeared to be newly constructed. I see no drainage problems. This system seems to be effective for this location.

Flashings: Roof flashings

East

All roof flashing appear to be in good working order. Including step flashing around fireplace chimney.

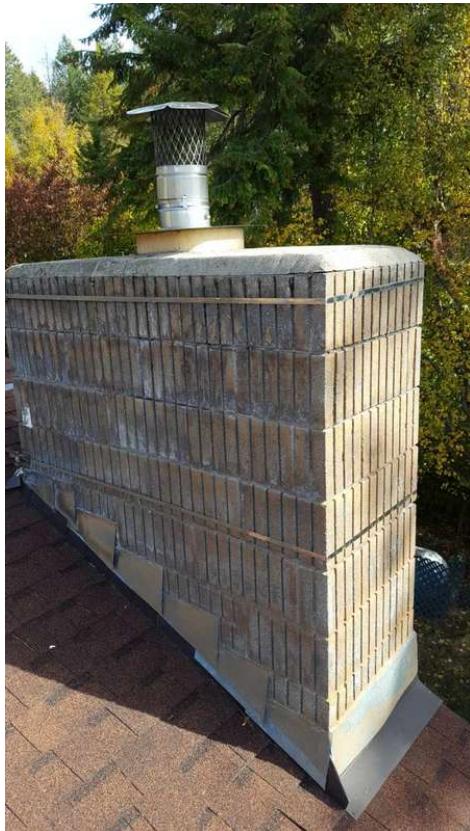
**Vents: Boots - Satisfactory**

Vents had proper flashing and the gaskets were in good condition. Only a few up close pictures for perspective on flashing/gaskets condition.



Vents: Number of Vents

Two

**Observation**

2.1.1 Coverings

DEBRIS - GROWTH

NORTH

Lichens and/or moss growth was noted on shingles which are known to reduce the lifespan of roof coverings; not all areas shown.
Recommend correction by cleaning off growth.

[Read here on how to remove lichens and moss.](#)

Recommendation

Contact a qualified professional.



2.4.1 Vents

NO VENT STACK FOR BATHROOM FAN

Vent stack for upper story bathroom vented into attic and not onto the roof. This can cause humidity and moisture problems along with mold inside attic. Suggest roofing contractor to create penetration on roof to vent bathroom fan.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	L	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Eaves, Soffits & Fascia	X			
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building)	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Siding, Flashing & Trim: Siding

Material

Wood

Exterior Doors: Exterior doors

All exterior doors in good shape



Decks, Balconies, Porches &

Steps: Appurtenance

Deck with Steps, Covered Porch, Front Porch, Balcony

Siding, Flashing & Trim: Wood Siding

Wood siding was installed on portions or all exterior surfaces which is prone to water damage. Recommend siding is consistently protected with a quality paint/stain and checked every year for integrity.

Eaves, Soffits & Fascia: Eaves soffits and fascia

All Eaves soffits and fascia are in good shape. Fascia appeared to be newly renovated along with new drip edge.



Walkways, Patios & Driveways: Cracks in Concrete/Asphalt

South

Cracks in concrete are a very common occurrence and are seen in just about all installed concrete surfaces. Inspector will only make elaborating comments about cracks if more nefarious items are noted like heaving, trip hazards, heavy settling, poor drainage and so on.



Walkways, Patios & Driveways: Basement cement walkways

Cement walkways observed basement opening. A few minor cracks but nothing major

Observation

3.1.1 Siding, Flashing & Trim

SIDING/TRIM REFINISH

SOUTHWEST

Siding paint shows signs of slight degradation which could eventually lead to moisture damage. Recommend correcting by sanding and painting affected areas. This area is a small South facing area in the photograph next to the porch. The rest of the siding looks good.



Recommendation

Contact a qualified professional.

3.5.1 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

BASEMENT SOUTH

One or more deck boards are showing signs of rot and are damaged. Recommend correction by replacing fouled decking.

Recommendation

Contact a qualified professional.



Prioritized Observation

3.5.2 Decks, Balconies, Porches & Steps

MOISTURE DAMAGE

Moisture damage was noted on wood materials which will likely further degrade and weaken the supportive or protective material; not all areas may be shown. Recommend correction by replacing fouled wood, light power wash and applying a protectant like stain or paint.

Recommendation

Contact a qualified professional.



Maintenance Item



3.5.3 Decks, Balconies, Porches & Steps

RAILINGS LOOSE - BASE**DEGRADED**

Metal railings were loose in noted areas due to degradation of the base 2x6 footings. One area was obviously fixed using a 2x10 to add more anchor support. This would be a good idea for the whole of the railing run.

Recommendation

Contact a qualified professional.



Prioritized Observation



3.5.4 Decks, Balconies, Porches & Steps

PORCH POST WOOD COVERED WITH EARTH

Porch post wood covered with earth in many locations. This is a moisture problem and can lead to wood rot and insect damage. Recommend all earth dug out and separated from wood.



Maintenance Item



3.5.5 Decks, Balconies, Porches & Steps

IMPROPER PORCH TERMINATION

Immediate Concern

Porch terminates on east side using only some wire fencing. This is a fall hazard and needs to be addressed immediately.

Recommendation

Contact a qualified professional.



3.5.6 Decks, Balconies, Porches & Steps

SPINDLES MEASUREMENTS

Prioritized Observation

Metal railing spindles are too far apart and too high. A small child can get their head stuck between the spindles or fall through. Recommended spacing 4 inch between spindles and between the decking and spindles.

Recommendation

Contact a qualified professional.



4: FOUNDATION & STRUCTURE

		IN	L	NP	O
4.1	Foundation	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Crawlspaces			X	
4.6	Attic Structure & Sheathing	X	X		

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method

Visual

Floor Structure: Daylight

basement

South
Wood



Foundation: Material

Concrete, Slab on Grade

Attic Structure & Sheathing:

Access Type

Ceiling hatch

Floor Structure: Material

Wood Joists

Attic Structure & Sheathing: Attic

Inspection

Inspection from hatch, Not Accessible

Attic Structure & Sheathing:

Sheathing Material

Plywood

Attic Structure & Sheathing:

Structure Type

Trusses, Rafters

Floor Structure: Upper story floor

Wood and carpet with tile in bathroom and laundry room. There were no defects, cracks or problems with any surface.

Limitations

Foundation

INTERIOR FOUNDATION FLOOR

Any cracks in the actual foundation cannot be seen from the inside yet there are no movement cracks in the tile which covers most of the area.

Attic Structure & Sheathing

PARTIALLY TRAVERSED

ATTIC

The attic was only able to be partially traversed due to height, framing configuration, insulation levels, ductwork, or a combination of any of the afore-mentioned.

The inspector makes every attempt to traverse the entire attic, except in instances where the inspector fee

Is personal harm or and damage to HVAC components/ceiling surfaces may occur.



Observation

4.1.1 Foundation

FOUNDATION CRACKS

EAST



Maintenance Item

Over time slabs, foundations and foundation walls will settle which causes minor cracking. Cracks noted are commensurate with the age of the home. Recommend monitoring for future settlement and repair if needed. There are very few cracks which is good for the age of the home.

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

Recommendation

Recommend monitoring.



4.6.1 Attic Structure & Sheathing

DRY STAINS AND/OR ROT - AROUND CHIMNEY



Maintenance Item

Dry stains and/or rot damage was observed in the roof sheathing around the fireplace. These areas did not test as being actively moist at time of inspection. This may be an old leak area, or in the absence of moisture/rainfall may not be testing as an ongoing leak. Client should monitor moving forward and checking during periods of active heavy rain, or consult with a licensed roofing contractor for evaluation during these weather periods. In the absence of pouring rain, the inspector cannot guarantee the water tightness of the roof.

Recommendation

Recommend monitoring.

5: INSULATION, VENTILATION & EXHAUST

		IN	L	NP	O
5.1	Exhaust Systems	X			
5.2	Insulation	X			
5.3	Ventilation	X			
5.4	Vapor Retarders (Crawlspace or Basement)				

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Exhaust Systems: Exhaust Fan/Flue

Bathroom Fan, Dryer Vent,
Kitchen Vent, Gas Appliance Flue,
Fireplace

Exhaust Systems: Dryer Exhaust To Wall

Insulation: Attic Insulation Type

Blown, Cellulose

Insulation: Flooring Insulation

Unknown

Ventilation: Ventilation Type

Soffit Vents, Attic Vents



Observation

5.1.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

ATTIC

Bathroom fan vents directly into the attic, which can cause excess moisture. Recommend terminate exhaust to the exterior. At a minimum exhaust lines should run to a vented area (i.e. turbine or vented ridge cap, etc.).

Recommendation

Contact a qualified roofing professional.



Prioritized Observation



6: HEATING & COOLING

		IN	L	NP	O
6.1	General	X			
6.2	HVAC Heat Pump Equipment	X			
6.3	Normal Operating Controls	X			
6.4	Distribution System	X			
6.5	Heating & Cooling Source	X			
6.6	Wood Insert Fireplace	X			
6.7	Gas Appliance	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

HVAC Heat Pump Equipment: Air Handler / Evaporator Brand
Carrier



HVAC Heat Pump Equipment:
Energy Source/Type
Electric, Heat Pump

Normal Operating Controls:
Thermostat Brand
Carrier



Distribution System:
Configuration
Central

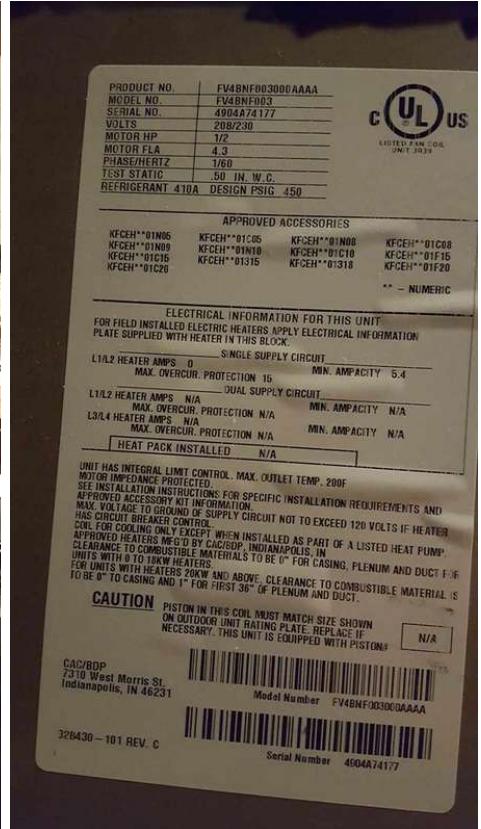
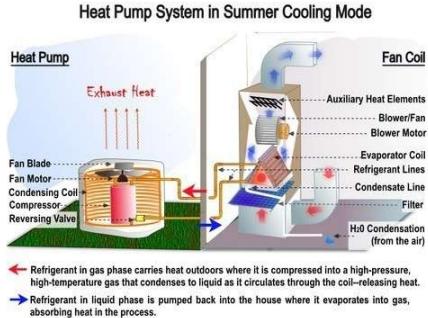
Heating & Cooling Source:
Heating/Cooling Source
Ceiling Vent, Floor Register

General: HVAC Split System - Heat Pump

Basement

This home employs a HVAC Heat Pump to both cool and heat the home. It's a split system that utilizes an outdoor condenser (or heat pump) unit and inside air handler/evaporator unit.

A heat pump is a heat transporter constantly moving warm air from one place to another, to where it's needed or not needed, depending on the season. Even in air that seems too cold, heat energy is present. When it's cold outside a heat pump extracts this outside heat and transfers it inside. When it's warm outside, it reverses directions and acts like an air conditioner, removing heat from your home.



HVAC Heat Pump Equipment: Condenser Unit Brand

Carrier

**HVAC Heat Pump Equipment: Condensation Line Satisfactory - Active**

Condensation line was inspected and found to be draining properly. Recommend cleaning line at least once a year to minimize chances of buildup or blockage.

[Here is a link with guidance on how to clean line.](#)

Normal Operating Controls: Heating Temperature (Heat Pump) - Satisfactory

Temperature was taken from noted source using an IR thermometer; both register and ambient temps are measured. Temps are within norms. Temps from register should be within at least 15 degrees or higher from ambient room temps.

Temperature was measured at around 80 degrees at most floor register. Kitchen floor register was 5 degrees higher than all of the grills

**Wood Insert Fireplace : Fireplace insert**

Living Room

Fireplace insert is a Quadra-Fire. Wood fireplace was not lit or started. The fan was run with no problems.



Gas Appliance : Gas Appliance

Basement

A gas appliance was installed in basement. This is a direct vent propane heater. Gas was tested and everything started correctly. Fan was tested after unit got up to maximum heat. All seemed to be working properly.



Limitations

HVAC Heat Pump Equipment

A/C & HEATING - NOT TESTED

Unit was not operational and could not be tested at time of the inspection. HVAC tech had disabled system while new parts were on order. Recommend units are operational and tested before closing.

Normal Operating Controls

COOLING FUNCTION NOT TESTED - LOW TEMP

The cooling function was **not tested** due to low outdoor temperature, less than 65 degree. Testing could have caused damage to the unit. Recommend unit is tested and serviced before the warmer season.

7: PLUMBING

		IN	L	NP	O
7.1	Water Supply, Distribution Systems	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Fixtures & Faucets	X			
7.4	Shower, Tubs & Sinks	X			
7.5	Hot Water Systems	X			
7.6	Fuel Storage & Distribution Systems				
7.7	Washer Connections / Drain Pipe				

IN = Inspected

L = Limitations

NP = Not Present

O = Observation

Information

Water Supply, Distribution Systems: Water Supply Material
Pex, PVC

Water Supply, Distribution Systems: Distribution Material
Copper, Pex

Hot Water Systems: Power Source/Type
Electric, Gas, Propane, Tankless



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

Water Supply, Distribution Systems: Water Source spring

4 or 5 hundred ft from home

Spring

Spring feeds the home water. Has a 500 gallon tank that gravity feeds to the home at 30 PSI. Water will operate in home without electricity at 30 PSI. Water is pressurized in home to 60 PSI using pressure pump in basement



Water Supply, Distribution Systems: Filters

Sediment Filter, Water softener

Filter and filtration systems are not tested during the inspection. Recommend qualified plumber further evaluate proper function if needed.

Water Supply, Distribution Systems: Main Shut Off Valve

1 exterior and 1 interior

Home

Main shut off valve interior before pressure pump in basement. One also outside next to condenser unit using long rod to access 4 feet down.



Drain, Waste, & Vent Systems: Septic System

Southeast

Home is served by an exterior septic tank. Inspection of septic system is beyond the scope of a general home inspection. Grounds did not appear wet or soggy which is usually an indication of septic issues.

Homeowner has documentation that septic system was pumped and cleaned summer 2018

Fixtures & Faucets: Kitchen faucet temperature

Tankless water heater temperature was tested at kitchen faucet at 107 degrees

**Shower, Tubs & Sinks: Functional flow/drainage**

The tub/shower had functional flow and functional drainage at the time of the inspection.



Hot Water Systems: Manufacturer

Takagi

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a maintenance guide.](#)

Hot Water Systems: Tankless Water Heater

Basement

Tankless water heaters heat water directly without the use of a storage tank. When a hot water tap is turned on, cold water travels through a pipe into the unit. Either a gas burner or an electric element heats the water. *Note: tankless water heater's output limits the flow rate.

Limescale build-up causes a tankless water heater's heat exchanger to work harder than it should in order to bring the cool water entering the unit to the desired hot temperature. Eventually, the heat exchanger will overheat due to the increased workload. In many cases, an error code is triggered and the unit will be automatically shut down.

Tankless water heaters should be serviced regularly to ensure proper function.



Fuel Storage & Distribution Systems: Propane fuel

Gas fuel for the home was propane stored in a tank on the property. Tanks may be either leased or owned and you should ask the seller about this and discuss with them what arrangements they have made in the past for having the tank re-filled. Fuel levels in the tank are checked by reading a gauge installed at the tank. In some areas gas may not be available immediately. You should order propane well ahead of time to avoid running out.

Washer Connections / Drain Pipe: Washer Connections - Satisfactory

Water input nozzles and drain pipe appeared functional at time of inspection. This does **not guarantee future use** as neither was tested. Recommend using hoses with seals and properly looped drain line from washer. **Always monitor both items for both leaks and proper draining when using a washer.**

Limitations

Water Supply, Distribution Systems

CONDITIONER - NOT INSPECTED (LIKELY ACTIVE)

BASEMENT

Whole house water conditioner testing is beyond the scope of a general home inspection. Unit appeared likely functional and was not bypassed. Recommend having specific equipment manufacture technician fully service system to ensure proper function.

8: ELECTRICAL

		IN	L	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main Service Panel	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting, Switches & Fans (All Accessible)	X			
8.5	Receptacles (All Accessible)	X			
8.6	Smoke Detectors		X		

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Service Entrance Conductors:
Electrical Service Conductors

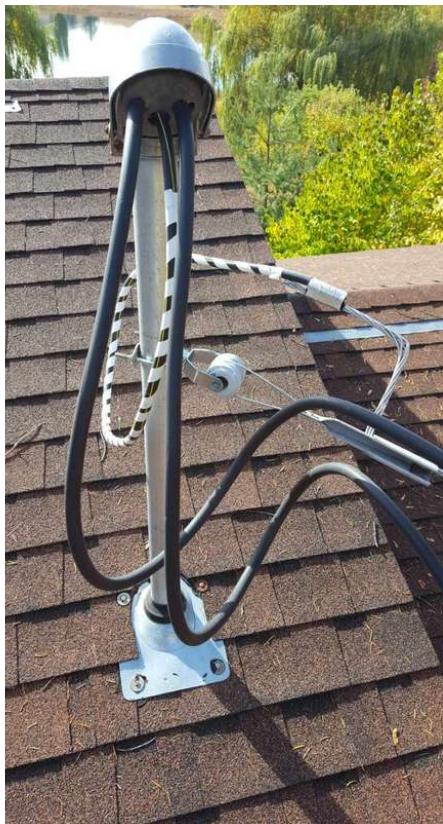
Overhead, 120-240 Voltage,
Aluminum

Main Service Panel: Panel
Capacity

200 AMP

Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15/20 AMP

Copper


**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Non-metallic Sheathed Cable

Main Service Panel: Main Disconnect

Main Service Panel

**Main Service Panel: Panel Type**

Circuit Breaker

General Electric



Receptacles (All Accessible): GFCI Tested

Installed GFCIs were tested and functional unless otherwise noted in this report.

Smoke Detectors: Smoke Detectors

Throughout home

Smoke detectors are visually identified as installed, yet not tested. **Recommend changing the batteries when you take possession of the property and every 6 months afterwards.** You will want to test them monthly. Detectors older than 10 years should be replaced.

Observation

8.4.1 Lighting, Switches & Fans (All Accessible)

 Prioritized Observation

LIGHTING FIXTURE LOOSE (INTERIOR)

BASEMENT OFFICE

Light fixture was loose which could completely detach from ceiling causing more damage. Recommend light fixture is properly secured to the ceiling.

Recommendation

Contact a qualified electrical contractor.



8.5.1 Receptacles (All Accessible)

 Prioritized Observation

RECEPTACLE LOOSE

KITCHEN

One or more receptacles were loose which could become a shock hazard over time; not all receptacles may be shown. Recommend properly securing receptacle.

Receptacles I found that were loose were marked with orange tape.

Recommendation

Contact a qualified electrical contractor.



9: INTERIOR, DOORS, WINDOWS

		IN	L	NP	O
9.1	Walls / Ceilings	X			
9.2	Floors	X			
9.3	Doors	X			
9.4	Windows	X			
9.5	Steps, Stairways & Railings	X			
9.6	Countertops & Cabinets	X			
9.7	Ceiling Fan	X			

IN = Inspected

L = Limitations

NP = Not Present

O = Observation

Information

Windows: Window Type

Single-hung, Casement, Sliders,
Double Pane

Countertops & Cabinets: Custom

Counters and Cabinets

Marble cabinets and Brazilian
cherry cabinets in great shape.

Ceiling Fan: Ceiling Fan Tested

The ceiling fan was tested for
normal operation and stability.



Windows: Windows

All windows were tested. Not the original windows. Confirmed windows were all new 15 years ago.



Observation

9.5.1 Steps, Stairways & Railings

HANDRAIL LOOSE

ENTRYWAY ROOM

Handrail was loose at the time of the inspection. Recommend tightening.

Recommendation

Contact a qualified professional.



Prioritized Observation



[Video](#)

(click here to view on web)

10: BUILT-IN APPLIANCES

		IN	L	NP	O
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Dishwasher: Brand
Bosch

Refrigerator: Brand
Kenmore

Range/Oven/Cooktop:
Cooktop/Range/Oven Brand
Jenn-Air
The cooktop is propane.



Range/Oven/Cooktop:
Range/Oven Energy Source
Electric
Oven tested and temperature correct



Range/Oven/Cooktop: Exhaust Hood Type
Vented



Dishwasher: Dishwasher Tested

Dishwasher was run through a basic cycle to test for functionality and found to operate. Test does not guarantee cleaning ability.



Refrigerator: Refrigerator Photos



Observation

10.2.1 Refrigerator

ICE MAKER NOT OPERATIONAL



Prioritized Observation

Noted ice maker was not operational; cause could be due to a kinked copper water line. Recommend further evaluation and repair.

Recommendation

Contact a qualified appliance repair professional.

11: ENTRYWAY /MUD ROOM / DOG ROOM

		IN	L	NP	O
11.1	Flooring	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Small storage attic

Mudroom entryway had small attic space for storage and pantry.



Entryway

I was informed that this room was originally a car garage. It is now a fully insulated storage, mud room, dog room, pantry room and multipurpose. This room is not heated and not connected to the central heating or cooling system.

Observation

11.1.1 Flooring

LAMINATE FLOORING

ENTRYWAY



Laminate flooring was noted installed in entryway room. This type of flooring is normally very durable yet cosmetic bubbling or raising can occur over time as the flooring expands and contracts due to moisture in homes. There is a large moisture uplift next to the pantry room door.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Roof

What's inspected? Roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations.

What's not inspected? Antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories.

This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection.

Exterior

What's inspected? Exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; the eaves, soffits and fascia; vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

What's not inspected? Operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; items that are not visible or readily accessible from the ground, including window and door flashing; geological, geotechnical, hydrological or soil conditions; recreational facilities or playground equipment; seawalls, breakwalls or docks; erosion-control or earth-stabilization measures; safety-type glass; underground utilities; underground items; wells or springs; solar, wind or geothermal systems; swimming pools or spas; wastewater treatment systems, septic systems or cesspools; irrigation or sprinkler systems; drainfields or dry wells; determine the integrity of multiple-pane window glazing or thermal window seals.

Foundation & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Insulation, Ventilation & Exhaust

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Heating & Cooling

What's inspected? Open readily openable access panels for both heating and cooling systems; installed heating equipment, vent systems, flues, and chimneys; central and through-wall cooling equipment; distribution systems.

The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heat pump heating function is not tested. Furnace heating will be tested as long as outside temp is not higher than 80 degrees.

What's described? energy source(s); heating and cooling systems.

What's not required? Inspecting interiors of flues or chimneys that are not readily accessible; heat exchangers; humidifiers or dehumidifier; electronic air filters; solar space heating systems; window air conditioning units. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the system; examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

What's Inspected? Service drop; overhead service conductors and attachment point; service head, gooseneck and drip loops; service mast, service conduit and raceway; electric meter and base; service-entrance conductors; main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; smoke and carbon-monoxide detectors.

What's Not Inspected or Required? Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures; operate electrical systems that are shut down; remove panelboard cabinet covers or dead fronts; reset over-current protection devices or overload devices; operate or test smoke or carbon-monoxide detectors or alarms; inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems; measure or determine the amperage or voltage of the main service equipment, if not visibly labeled; inspect ancillary wiring or remote-control devices; activate any electrical systems or branch circuits that are not energized; inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices; verify the service ground; inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; inspect or test de-icing equipment; conduct voltage-drop calculations; determine the accuracy of labeling; inspect exterior lighting.

Interior, Doors, Windows

What is inspected? A representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release

and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.