



ARK HOME INSPECTIONS LLC

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## PROPERTY INSPECTION REPORT

1234 Main St. Clarkston Washington 99403

Buyer Name  
03/03/2021 9:00AM



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## UNDERSTANDING AND USING THIS REPORT

Unless noted otherwise, all items that are inspected are considered fine with no issues.

**NOT INSPECTED** or **NOT PRESENT** will be noted under the **Limitations** tab, or as an **INFORMATIONAL** item.

**RECOMMENDED IMPROVEMENTS** in **BLUE** indicates an item that may need some improvement or monitoring. This can include minor recommendations, but that are not necessarily an immediate needed change.

**MAINTENANCE/MARGINAL ITEMS** in **ORANGE** will include items that were evaluated and in need of maintenance or repair.

**IMMEDIATE ATTENTION** in **RED** indicates items that are not functioning, considered a safety issue, or in need of immediate attention.

This report is available for viewing with two methods (the report, inspection agreement, and invoice are always available online through the link you will receive in an email):

1. Online
2. Viewed as a PDF.

Please note that pictures are included in the report for general reference and for your information on certain findings. The pictures may not show all areas of concern but are used to provide visual identification for your reference and the locations that may be noted are only a representation of the total locations of items.

### WHAT IS A HOME INSPECTION?

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Washington State Standards of Practice (<http://apps.leg.wa.gov/wac/default.aspx?cite=308-408>), that are both observed and deemed material by the inspector at the exact date and time of inspection.

I am proud of the service provided and trust that you will be happy with the quality of our report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, while I attempt to reach every outlet, window, and door, I may not have tested every outlet, and opened every window and door, or identified every problem. Also because this inspection is essentially visual, latent defects could exist. I can not see behind walls or above most ceilings. Therefore, you should not regard this inspection as a guarantee or warranty. It is simply a report on the general condition of a property. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report (holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment I leave the premises. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail with out warning. I can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for my Client. It is not transferable to other people. The report is only supplemental to the seller's disclosure.

Thank you for taking the time to read this report, and please call if you have any questions. I am always attempting to improve the quality of our service and report.

You are advised to seek 2 professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report.

### PRE-CLOSING WALK THROUGH:

The walk through prior to closing is the time for Clients to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection

may have been removed for the walk through. Client should be thorough during the walk through.

Any defect or problem discovered during the walk through should be negotiated with the owners/sellers of the property prior to closing. Purchasing the property with a known defect or problem releases ARK Home Inspections of all responsibility. Client assumes responsibility of all known defects after settlement.

To comply with the Washington State Standards of Practice, I (the inspector) am married to Pamela C. Roueche (Realtor) of Coldwell Banker Tomlinson in Lewiston, ID 83501.

## 1: INSPECTION DETAILS

### Information

#### Information: Building Type

Single family home/detached garage with living quarters

#### Information: Entrances Faces

South

**Please note this is not exact but is approximate for reference in the report only.**

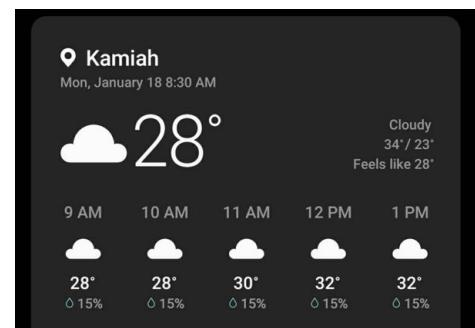
#### Information: Occupancy

Occupied

#### Information: Others Present

Home owner, Buyer's agent for walk through

#### Information: Temperature at the start of inspection



#### Information: Soil Condition

Damp

#### Information: Space Below Grade

Crawl space

#### Information: Water Source

Well

**This can be verified by the current owner or local municipal department.**

#### Information: Sewage Disposal

Septic

**This can be verified by the current owner or local municipal department.**

**If connected to a septic system, it is recommended to have the tank(s) pumped and inspected before closing.**

#### Information: Permits

**Please note that permits for any buildings/additions were not checked. For any information on items of concern for you as a buyer, please check with local building authorities.**

## 2: EXTERIOR

### Information

#### Roof Covering: Comments

I am not a professional roofer. Feel free to hire one prior to closing. I do my best to inspect the roof system with the time allotted. I inspect the roof covering, drainage system, flashings, the skylights, chimneys, and roof penetrations. I am not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation defect 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 be specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Any recommendation or finding at the time of inspection should be verified and corrected by a licensed/qualified roofing or appropriate contractor.

#### Roof Covering: Home Owner Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

#### Roof Covering: Inspection

##### Method

House and garage

On roof and ground level, From the main roof surface, From windows

#### Roof Covering: Unable to inspect

0%--All areas were visible

#### Roof Covering: Material

Architectural Asphalt

#### Roof Covering: Valleys

Overlapped shingles, Sealed roofing

#### Roof Covering: Approximate Age

15- 20

This is an estimate only. For a more accurate age assessment, please consult with a licensed/qualified roofer.

#### Flashing: Type

Aluminum, Galvanized

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials, so, it's impossible to see everything. A home inspection is a limited visual-only inspection.

#### Plumbing Vent Pipes: Type

ABS, Metal Flue

#### Plumbing Vent Pipes: Flashing/Gaskets No Issues

Unless noted otherwise in the report, all gaskets/flashings were inspected and were found in good condition. Recommend periodic inspection to check for cracks.

#### Skylights: Type

Insulated Glass

**The skylight(s) appears to be nicely sealed and waterproof. No evidence of previous leaking, and no indication to be capable of leaking. Please recognize that this can change at any time as all roofing components eventually wear out.**

**Gutters: Type**

Aluminum or Galvanized, Plastic

**Gutters: Recommended Installation**

**Gutters, downspouts, and proper extensions are recommended at all lower roof edges to direct moisture away from the building. Although not required, this is recommended to prevent moisture issues with the foundation.**

**Chimney/Flue: Flue/Flue Cap**

Metal

**Please recognize that I could not see the entire flue length(s). My comments are based on the percentage that I could see. It is possible that there are hidden defects in the flue(s) that I could not see. The only way to know what condition the chimney is in for sure would be for you to hire a chimney sweep to clean and re-inspect the entire length of the flue(s).**

**Regular cleaning is recommended to remove soot build up and for routine inspection.**

**Chimney/Flue: Flashing**

Galvanized

**Siding: Material**

Concrete based (Hardi board type)

**Siding: No issues**

**The siding was in good and typical condition for the age with no visible areas in need of attention.**

**Trim: Material**

Painted Wood

**Fascia/Soffits: Material**

Painted wood, Aluminum

**Windows: Type**

Vinyl

**Windows: Window Screens**

Vinyl mesh/not all present

**Windows: Bathroom Window in Shower**

Top floor bathroom

**Recommend installing some sort of a shower curtain to protect the window from moisture damage.**

**Exterior Doors: Type**

Metal/glass, Full glass

## Limitations

Flashing

**NOT ALL FLASHING IS VISIBLE**

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials, so, it's impossible to see everything. A home inspection is a limited visual-only inspection.

## Chimney/Flue

**IN USE**

The interior of the flue was not visible or accessible as it was in use at the time of inspection. Recommend regular cleaning and inspection as needed.



## Siding

**PERSONAL ITEMS**

## NORTH/EAST SIDES HOUSE

Please note that I was not able to fully access several areas of the siding due to personal items present. Large or high amounts of items are not moved as part of this inspection.

Observations

## 2.1.1 Roof Covering

**GRANULE LOSS**

## VARIOUS LOCATIONS

There are several areas showing granule loss (appears to be normal aging). No major areas of missing granules observed. Recommend monitoring.

 Maintenance/Marginal Item

## 2.1.2 Roof Covering

**MOSS GROWTH--MINOR** Recommended Improvement

Moderate moss/algae growth present. This can be removed as needed to prevent moisture retention.



## 2.2.1 Flashing

**DRIP EDGE--NOT INSTALLED, NO ISSUES**

## HOUSE ROOF

A metal drip edge was not installed at the rake edges. This is installed at the edges to allow for proper drainage off of the roof. Coverings should be installed over the top of the metal drip edge and hanging over the edge by 3/8 inch, or at least flush with the drip edge to prevent moisture running down the fascia between the gutter. No issues were observed at this time due to the missing drip edge.

 Recommended Improvement

Recommendation

Recommend monitoring.

## 2.2.2 Flashing

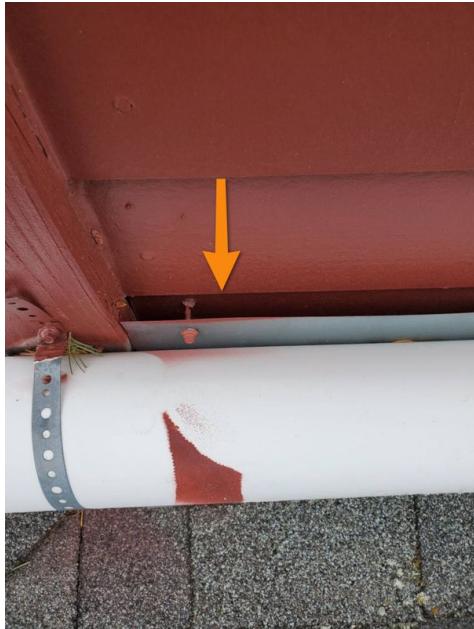
**LOOSE/SEPARATED**

LOWER NORTH AT THE GARAGE

Flashings observed to be loose or separated, which can lead to water issues. Recommend repair.



Maintenance/Marginal Item



## 2.2.3 Flashing

**ROOF/SIDEWALL--MISSING**

LOWER EAST AT THE GARAGE

There was no visible roof to side wall flashing observed. Installing proper flashing will help prevent moisture penetration.

Recommendation

Contact a qualified roofing professional.



Maintenance/Marginal Item



## 2.3.1 Plumbing Vent Pipes

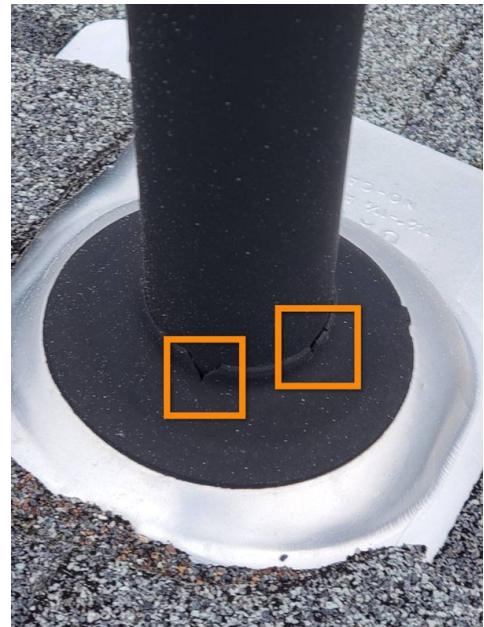
**FLASHING/BOOTS**

## EAST SLOPE HOUSE ROOF

Observed damaged flashing and or cracked boots at the pipe connections. Recommend repair to prevent moisture intrusion.

## Recommendation

Contact a qualified roofing professional.

 Maintenance/Marginal Item

## 2.3.2 Plumbing Vent Pipes

**IMPROPER INSTALLATION**

## EAST SLOPE GARAGE GUTTER DOWNSPOUT



Recommended Improvement

The vent flashing does not appear to be properly installed. Ideally the top and side flashing should be installed under the roofing to prevent moisture intrusion. The top appears fine at this time, but most of the sides are exposed. Recommend further evaluation for repair as needed though to prevent possible moisture intrusion.

## Recommendation

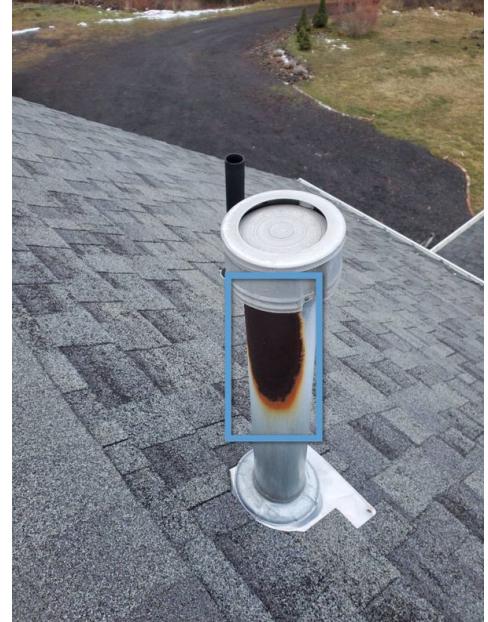
Contact a qualified roofing professional.



## 2.3.3 Plumbing Vent Pipes

**METAL FLUE RUST**

The metal flue is rusted, but no holes or deterioration observed at the time of inspection. Recommend monitoring.



## 2.4.1 Skylights

**SKYLIGHT CRACKED**

NORTH SLOPE

Skylight was cracked in one or more places. Recommend a qualified roofing contractor repair.



## 2.5.1 Gutters

**CLEANING RECOMMENDED**

Recommended Improvement

The gutters have debris present. Regular cleaning is recommended.



## 2.5.2 Gutters

**END CAP****WEST SIDE GARAGE**

Recommended Improvement

Damaged/missing end cap(s) gutter section observed. Recommend repair/replacement to prevent moisture running out the end of the gutter(s).

Recommendation

Contact a qualified gutter contractor



## 2.7.1 Siding

**BUBBLED PAINT**

Bubbled and cracked paint observed in various locations. These areas can be scraped and repainted as needed.



Recommended Improvement

## 2.9.1 Fascia/Soffits

**LOOSE SOFFIT**

## EAST SIDE GARAGE STORAGE

There are one or more loose soffits. Recommend repair/replacement as needed.

Recommendation

Contact a qualified professional.



Recommended Improvement



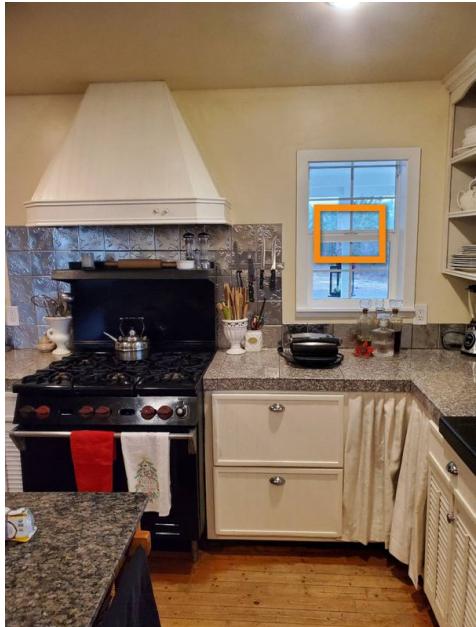
## 2.10.1 Windows

**BROKEN LOCK/LATCH**

## EAST WINDOW IN THE KITCHEN

There are one or more windows with broken latches. Recommend repair as needed.

— Maintenance/Marginal Item



## 2.10.2 Windows

**CRACKED/BROKEN PANE**

## LAUNDRY ROOM

Observed cracked/broken panes that should be replaced. Recommend qualified window contractor evaluate & replace.

⚠ Immediate Attention Needed



## 2.10.3 Windows

**FAILED SEAL**

NORTH WINDOW TOP FLOOR NE ROOM, SOUTH WINDOWS TOP FLOOR SOUTH BEDROOMS, MAIN FLOOR BATHROOM

There are windows with stains present between the panes which may indicate a failed insulative seal.  
Further evaluation of all windows is recommended to verify and for repair or replacement as needed.



Maintenance/Marginal Item



## 2.11.1 Exterior Doors

**DOOR RUB**

WEST DOOR (PORCH/DINING ROOM)

The door is rubbing on the jamb. Recommend adjustment to close properly.



Recommended Improvement

### 3: GROUNDS

#### Information

**Driveway/Walks: Material**

Gravel, Pavers

**Steps/Stoops: Material**

Concrete, Wood

**Balconies/Decks/Porches:****Material**

Covered wood

**Vegetation: General Notes**

**There is vegetation present, but there are no areas that appear to be in contact with the structure.  
Recommend monitoring and trimming as needed.**

#### Limitations

Balconies/Decks/Porches

## ACCESS

NE HOUSE PORCH, GARAGE PORCH

**I was not able to view or access most areas of the underside due to low clearance.**

Balconies/Decks/Porches

## LATTICE

HOUSE PORCH

**I was not able to view or access most areas of the underside due to lattice installation around the perimeter.**

## Observations

3.2.1 Steps/Stoops



Recommended Improvement

## DETERIORATION

GARAGE RAMP

Deterioration observed. Recommend repair of all issues as needed.



## 3.2.2 Steps/Stoops

**GROUND CONTACT**

EAST ENTRANCE NEAR THE GARAGE, WEST RAMP AT THE GARAGE

The wood is in contact with the ground. Ideally the wood should be on concrete or block to prevent deterioration and to eliminate conducive conditions for wood destroying organisms.



East entrance near the garage



Recommended Improvement

## 3.2.3 Steps/Stoops

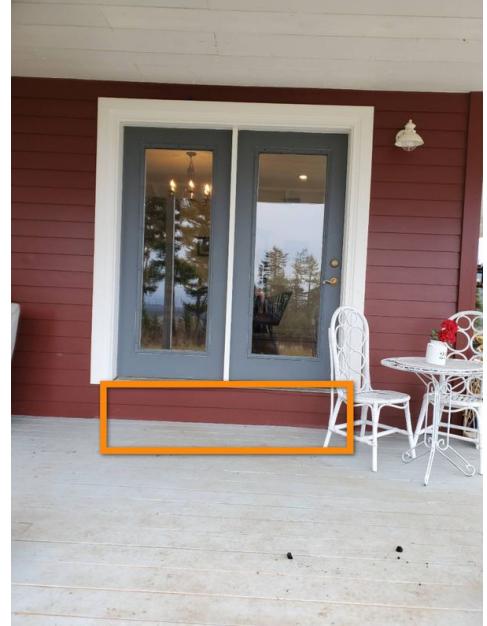
**MISSING STEP(S)**

WEST PORCH ENTRY



Maintenance/Marginal Item

Observed missing steps. Recommend installing as the distance from the ground to the door is higher than current standards recommend.



## 3.2.4 Steps/Stoops

**SETTLING/SLOPING**

## WEST SIDE GARAGE ENTRANCE

Settling and sloping observed. Suspect that this may be a past issue, but I was not able to verify. Ideally the slope should be away from the structure to prevent moisture flowing toward the structure. Recommend repair as needed.

Recommend sealing the steps/stoops at the foundation connections to prevent moisture intrusion.



Maintenance/Marginal Item



## 3.4.1 Grading

**LOW SPOTS**

## WEST SIDE

There are some areas with unevenness and low spots near the foundation. Recommend adding dirt where needed to provide proper slope away from the home.



Recommended Improvement

Recommendation

Contact a handyman or DIY project



## 4: GARAGE

### Information

**Garage Door: Material**

Insulated

**Garage Door: Type**

Automatic

**Garage Door: Proper Operation--Multiple**

I raised and lowered the garage doors; the door safety reverses did engage nicely when I stepped in the way of the lasers.

**Ceiling: No Issues**

The ceilings were inspected and no major issues, stains, or larger than normal cracks were observed.

## Walls: No Issues

The walls were inspected and no major issues, stains, or larger than normal cracks were observed.

### Floor: Type

Concrete, Gravel

### Exterior Entry Doors: Type

Metal

### Roof Structure: Type

Rafter

## Limitations

### Walls

## PERSONAL ITEMS

Personal Items were present in several areas against the walls. Large items or a high quantity of items are not moved as part of this inspection.

### Floor

## PERSONAL ITEMS

Personal Items were present in several areas. Not all sections were visible/accessible at the time of inspection.

## Observations

### 4.5.1 Exterior Entry Doors



Recommended Improvement

## THRESHOLD SEAL

### WEST ENTRY DOOR

The threshold seal is damaged/missing. Recommend replacement as needed.

#### Recommendation

Contact a qualified professional.



### 4.5.2 Exterior Entry Doors

## WEATHER STRIPPING

### WEST ENTRY

The weather stripping is torn and tattered and spots. Eventual replacement may be recommended to prevent drafts.



Recommended Improvement

## 5: APPLIANCES

### Information

#### Comments

Turning on and testing the appliances only lets you know if they are working as intended. Items tested are reported on as of the time of inspection. Quality of operation is subjective, and not a part of this inspection. If you are concerned about the quality of the appliances I would recommend running through their operation yourself before closing to determine if they meet up to your expectations. I would also recommend inquiring of current homeowner for all manuals on appliances.

#### Cooking Appliances: Type

Gas stove and oven

Unless noted otherwise in the report, all burners did ignite/turn on, and the oven(s) started to warm up. I did not keep them on after that to check final temperature. The self clean function (if present) is not tested.

#### Cooking Appliances: Proper Operation

All burners did ignite/turn on, and the oven(s) started to warm up. I did not keep them on after that to check final temperature. The self clean function (if present) is not tested.

#### Ventilator: Type

Mounted above the cooking appliance

#### Garbage Disposal: No disposal

present.

#### Dishwasher: Proper Operation--No Leaks

Unless noted otherwise in the report, the unit was run through a fill, wash, and drain cycle with no visible leaks or other issues at the time of inspection. The floor in front of the unit does not show indications of past leaks. I did not remove the lower access panel to check underneath the unit.

#### Refrigerator: Appears Fine

The unit appears to be functioning as intended (please note that ice/water was not tested if present in the unit).

#### Dryer Vent: Type

Vinyl (Flex), Rigid metal

Recommend occasional cleaning of the inside of the piping to prevent lint buildup inside the piping. This is a recommendation of many dryer manufacturers.

Newer building standards require that dryer exhaust piping should be constructed of smooth metal piping for maximum performance. This is not a required upgrade, but is may be recommended.

### Limitations

#### Cooking Appliances

#### IGNITOR OFF

I was not able to test the unit as the igniters are off and there was no visible lighter.

### Observations

## 5.2.1 Ventilator

**UNKNOWN TERMINATION**

I was not able to verify where the vent fan terminated. Ideally, all fans should terminate at the exterior of the house to prevent moisture issues. Recommend further evaluation to verify and for repair as needed.

## Recommendation

Contact a qualified professional.



Maintenance/Marginal Item

## 6: INTERIOR

### Information

**Closets: Type**

Large, Single, Walk in, Built in

**Please note that personal items may be present in the closets and not all areas may be visible or accessible.**

**Walls: No Issues**

The walls were inspected and no major issues, stains, or larger than normal cracks were observed.

**Doors: No Issues**

The doors were inspected and operated (unless noted otherwise in the report) and no major issues were observed.

**Countertops & Cabinets: Doors/Drawers**

Appear to be functional and in good shape. I did not open all doors or drawers.

**Ventilation: Type**

Electric ventilation fans and windows

### Limitations

## Walls

**PERSONAL ITEMS**

There are several areas with personal items present. Large items or a high quantity of items are not moved as part of this inspection.

## Floors

**PERSONAL ITEMS**

There are several areas with personal items present. Large items or a high quantity of items are not moved as part of this inspection.

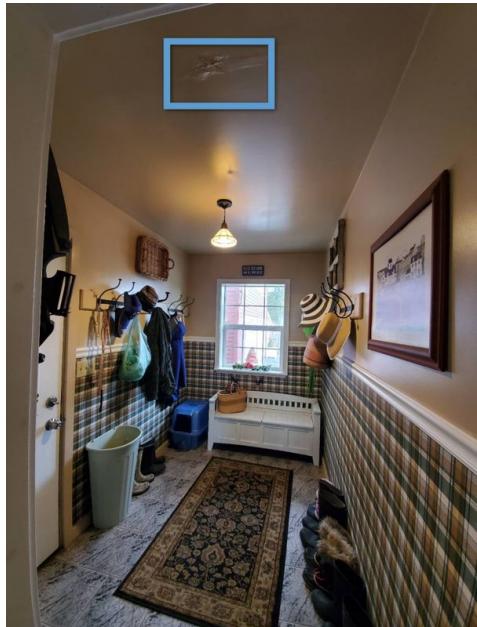
### Observations

## 6.2.1 Ceilings

**BUBBLED PAINT**

## MAIN FLOOR NE ENTRY

Bubbled paint observed in the ceiling in spots. Appears to be from past issues. No moisture observed when tested with a moisture meter at the time of inspection. Recommend monitoring.



Recommended Improvement

## 6.4.1 Floors

**MODERATE WEAR--WOOD**

## VARIOUS LOCATIONS

Floors in the home exhibited moderate surface wear. Re-finishing may enhance and preserve the condition.



Recommended Improvement

## 6.5.1 Doors

**DOOR RUB**

## BOTH CLOSET DOORS BETWEEN THE TWO TOP FLOOR SOUTH BEDROOMS

Observed one or more doors that rub when operated. Recommend adjustment as needed.



Recommended Improvement

## 6.5.2 Doors

**DOOR STOP TRIM--MISSING**

## BOTH CLOSET DOORS BETWEEN THE TWO SOUTH BEDROOMS

One or more doors appear to be missing the door stop trim. Recommend installing as needed.

Recommendation

Contact a qualified handyman.



Recommended Improvement

## 6.5.3 Doors

**NON LATCHING DOOR**

TOP FLOOR SW BEDROOM ENTRY

Door does not latch. Recommend adjustment.



Recommended Improvement

## 6.6.1 Countertops &amp; Cabinets



Recommended Improvement

**LOOSE DOOR HANDLE**

EAST CABINET TOP FLOOR BATHROOM

The door handle is loose and needs repair.

Recommendation

Contact a handyman or DIY project



## 7: ELECTRICAL

### Information

**Service: Comments**

Please note that inspection does not include any phone lines, TV lines, or cables for any high-tech computers, satellites, or dishes. Also not included in the inspection is any security features or alarms. Please note that any judgements or comments made to any part of the electrical system should be confirmed by a licensed electrician. While every attempt has been made to stay current on requirements and codes, I am not a certified electrician and do not possess the knowledge to be one. As a home inspector I possess general knowledge of systems and operations, but hiring an electrician should always be a consideration when repairs are recommended.

A typical home inspection does not attempt to insure that the electrical panel breakers are properly labeled for each circuit. While every attempt is made to check the labels, the inspector can not be liable for improperly or partially labeled panel breakers. Please consult with a licensed electrician to verify proper labeling.

Many homes have personal items present at the time of inspection. While every attempt is made to access and check all outlets and switches large items and furniture are not moved. Please note that while deficiencies with outlets/switches may be noted, not all outlets may be accessible during the inspection and there may be issues not evident due to lack of access for testing.

The smoke and carbon monoxide detectors were not tested as part of this inspection--recommend checking regularly.

**Changing smoke detectors is recommended every 10 years. Recommend installing new units if you are unsure of how old the units in this home are.**

### **Service: Electrical Service**

#### **Conductors**

Exterior meter, Overhead, Below  
Ground, Aluminum

**Overhead service to the meter  
then underground to the house.**

### **Service: Service Amps**

200 Amp

**Please note that this is an estimate. It can sometimes be difficult to determine the amperage exactly. This can be verified as needed by a licensed/qualified electrician.**

### **Service: Volts**

120-240 VAC

### **Ground: Type**

Wire to rod in the ground

### **Electrical Panel: Manufacturer**

At the Meter  
Cutler Hammer

### **Electrical Panel: Panel Type**

Circuit Breaker, Main shut off

### **Electrical Panel: Main Shut Off**

200 AMP

### **Electrical Panel: Max Capacity**

200 AMP

### **Electrical Panel: Panel Bond Visible**

Could not determine

### **Garage Sub Panel: Manufacturer**

Cutler Hammer

### **Garage Sub Panel: Panel Type**

Circuit Breaker

### **Garage Sub Panel: Panel Bond Visible**

Yes

### **House Sub Panel: Manufacturer**

Laundry Room  
Siemens

### **House Sub Panel: Panel Type**

Circuit Breaker

### **House Sub Panel: Max Capacity**

200 AMP

### **House Sub Panel: Panel Bond Visible**

No--Not required in this panel

### **Branch Wiring Circuits: Wiring Type**

Romex

### **Branch Wiring Circuits: 120 VAC**

#### **Branch Circuits**

Copper

### **Branch Wiring Circuits: 240 VAC**

#### **Branch Circuits**

Copper

### **Receptacles (Outlets): Type**

Grounded/GFCI protected

### **Smoke Detectors: Installed Locations**

Top floor hall, Sleeping rooms

**The units were not tested as part of this inspection. Recommend checking regularly and changing backup batteries annually.**

### **Carbon Monoxide Detectors: Recommended Locations**

**Although not required, recommend carbon monoxide units be installed near each sleeping rooms and at least one on each floor.**

## **Limitations**

Receptacles (Outlets)

## DRYER ELECTRICAL

Appears Functional

**The 220 receptacle for dryer was not tested. Please be aware that there may be issues not apparent at the time of inspection.**

## Observations

7.1.1 Service

### INCOMPLETE

GARAGE

There is incomplete wiring present. If this will be used in the future, recommend this be evaluated and finished correctly.

Recommendation

Contact a qualified electrical contractor.



Recommended Improvement

7.3.1 Electrical Panel



### NEST MATERIALS

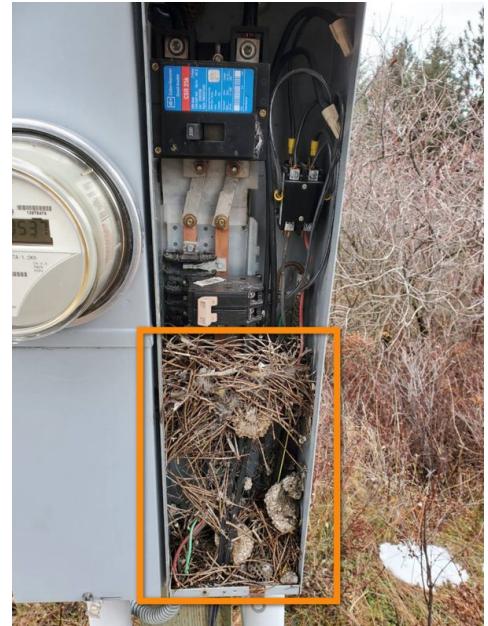
Nesting materials observed inside the panel. Recommend removal and properly sealing the panel to prevent further intrusion.

Recommendation

Contact a qualified electrical contractor.



Maintenance/Marginal Item



## 7.3.2 Electrical Panel

**OPEN BREAKER SLOTS**

Maintenance/Marginal Item

Open breaker slots should be covered to prevent anyone reaching inside the box. This is considered a potential shock hazard.



## 7.4.1 Garage Sub Panel

**DOUBLE TAPPED BREAKER(S)**

Maintenance/Marginal Item

Double tap wiring observed. This means more than one wire is attached to a breaker or breakers. This can potentially cause an overload situation to a breaker because too much power will be pulled through the breaker. This should be evaluated and possibly repaired as needed.



## 7.4.2 Garage Sub Panel

**SUB PANEL--BONDED**

Maintenance/Marginal Item

This panel is considered a sub-panel of the main breaker box. This panel should be wired differently than the main panel. In this panel the neutral and ground should be separated, the neutral isolated, and the neutral should not be bonded to the metal box. Because of the observed panel bond, I recommend getting a second opinion by a licensed electrician to verify and make repairs as needed.

Recommendation

Contact a qualified electrical contractor.

## 7.6.1 Branch Wiring Circuits

**EXTRA OR ABANDONED WIRES**

NORTH SIDE NEAR THE PROPANE TANKS, SOUTH WALL CRAWLSPACE

Observed extra or abandoned wires that are not in use that can be capped and contained, or removed as needed.

Recommendation

Contact a qualified electrical contractor.



Recommended Improvement



## 7.6.2 Branch Wiring Circuits

**MISSING JUNCTION BOX COVERS**

WEST WALL CLOSET BETWEEN THE TOP FLOOR SOUTH BEDROOMS

There are one or more missing junction box cover(s). Recommend installing covers where needed.



Maintenance/Marginal Item

## 7.6.3 Branch Wiring Circuits

**WIRES ABOVE ATTIC ACCESS**

There were electrical lines present above the access. Ideally these lines should be secured out of the way to prevent damage or snagging. Recommend further evaluation to verify and for repair as needed.



Recommended Improvement

## 7.7.1 Receptacles (Outlets)

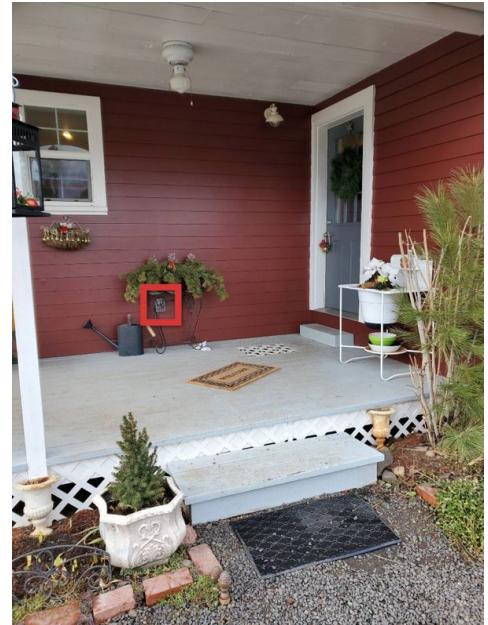


Immediate Attention Needed

**GFCI DOES NOT TRIP**

## EAST PORCH AREA NEAR THE ENTRY DOOR

The GFCI does not trip when tested with a tester, or when the test button was pushed, which may indicate a faulty receptacle or improper wiring. Recommend further evaluation and repair or replacement as needed by a licensed electrician to insure proper operation.



## 7.7.2 Receptacles (Outlets)



Maintenance/Marginal Item

**MISSING COVER PLATES**

## NORTH WALL TOP FLOOR SE BEDROOM, SOUTH WALL TOP FLOOR SW BEDROOM

There are one or more missing outlet covers. Recommend installing where needed.

## 7.7.3 Receptacles (Outlets)



Maintenance/Marginal Item

**NON GFCI PROTECTED OUTLETS OBSERVED**

## LEFT SIDE KITCHEN SINK, GARAGE

GFCI outlets were not installed at the noted locations. Modern electrical standards require kitchen, bathroom, garage, outside outlets, laundry (required after 2017), non finished rooms, and receptacles within six feet of a water source to be GFCI protected (ground fault circuit interrupter). This would be a recommended upgrade for your safety, but not a defect, because at the time this house was built it was not a requirement.

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

## 7.7.4 Receptacles (Outlets)



Maintenance/Marginal Item

**OUTLET--LOOSE**

## VARIOUS LOCATIONS

There are one or more loose outlets that should be secured. Recommend checking all outlets when accessible and tightening.

## 7.7.5 Receptacles (Outlets)

**REVERSE POLARITY**

NORTH WALL TOP FLOOR NE ROOM

One or more receptacles have been wired with reverse polarity. This can create a shock hazard.  
Recommend licensed electrician evaluate & repair.



Maintenance/Marginal Item

## 7.8.1 Lighting/Switches

**CEILING FAN--MISSING BLADES**

PORCH AREA (ALL FIXTURES)

I was not able to test the ceiling fan (no blades were installed).  
Recommend installing as.

Recommendation

Contact a qualified professional.



Maintenance/Marginal Item



## 7.8.2 Lighting/Switches

**LOOSE FIXTURE**

CRAWLSPACE, GARAGE

The fixture is loose--recommend securing.



Maintenance/Marginal Item



## 7.8.3 Lighting/Switches

**MISSING FIXTURE**

NORTH EXTERIOR WALL GARAGE

There are one or more missing fixtures with exposed wires.  
Recommend repair.



Maintenance/Marginal Item



North exterior garage wall

## 7.8.4 Lighting/Switches

**NON FUNCTIONING FAN**

TOP FLOOR HALL

The fan did not turn on when the switch was operated or the chain was pulled. Recommend repair or replacement as needed.

Recommendation

Contact a qualified professional.



Maintenance/Marginal Item

## 7.8.5 Lighting/Switches

**INOPERABLE LIGHTS**

VARIOUS LOCATIONS

Some of the lights did not turn on--suspect bad bulbs. If new bulbs do not correct the issue, evaluation by a licensed/qualified electrician may be needed.



Recommended Improvement

## 7.8.6 Lighting/Switches

**INOPERABLE SWITCH**

RIGHT SWITCH TOP FLOOR BATHROOM

Observed a switch that does not appear to work when operated. Recommend evaluation by a licensed/qualified electrician as needed for repair or replacement.

Recommendation

Contact a qualified electrical contractor.



Immediate Attention Needed

## 8: HEATING & COOLING

## Information

### Heat Type

Ceiling fan heater, Free Standing Stove

Please note that any judgments or comments made to any part of the heating system should be confirmed by a licensed heating/cooling/fireplace contractor. While every attempt has been made to stay current on requirements and standards, I am not a certified heating/cooling contractor and do not possess the knowledge to be one. As a home inspector I possess general knowledge of systems and operations, but hiring a heating/cooling contractor should always be a consideration when repairs are recommended.

**Energy Source** No central HVAC system present.

Electric, Wood

### Electric Heating Equipment: Electric Heaters

The heaters were tested and functioned as intended (unless noted otherwise). Recommend cleaning the heaters regularly to remove dust buildup.

### Free Standing Stove/Appliance: Free Standing Stove/Appliance:

Type	Damper
Wood burning	Metal

### Free Standing Stove/Appliance: Flue

Metal

Please recognize that I could not see inside the entire flue length(s). My comments are based on the percentage that I could see. It is possible that there are hidden defects up in the flue(s) that I could not see. The only way to know would be for you to hire a chimney sweep to clean and re-inspect the entire length of the flue.

### Free Standing Stove/Appliance:

Hearth  
Brick

## Observations

### 8.3.1 Presence of Installed Heat Source in Each Room

#### OLDER HOME

As is typical in older homes, there was no permanent heat source visible in some rooms. Current standards recommend a heat source in all habitable rooms. You may not be required to upgrade, but this can be verified and repaired as needed.

 Maintenance/Marginal Item

## 9: PLUMBING

## Information

### Water Supply and Lines: Comments

Please note that this inspection does not include any water sprinkler lines, septic tank or septic system evaluations, water filtration systems or water softener equipment. Inspection is made of all visible plumbing lines, and every attempt is made to observe hidden lines as well. Please remember though that all lines may not be visible, and hidden defects may be present inside wall cavities and under concrete slabs, any of which could show up at a later date. If you have an older home, it is a good idea to video tape your

sewer line to see if there are any current or upcoming potential issues that you may want to deal with at this time.

The water temperature was not tested. Safe operating and recommended temperature setting is 120 F.

Please recognize that the water pressure was not tested with a pressure tester, but was tested by turning on all faucets (not necessarily all at once). At the time of this inspection, all faucets appeared to have adequate pressure, but please be aware that pressure may not meet your idea of being adequate. Recommend checking all of the faucets before closing to see if the current pressure will meet your needs as desired.

Faucets for the sinks, tubs, and showers were run--normal operation was observed. Drains did flow nicely at the time of inspection. Drain stoppers did work properly. Unless noted otherwise in the report, no issues were observed.

**Water Supply and Lines: Service Line**  
PVC

**Water Supply and Lines: Main Shutoff**  
Crawl space

**Water Supply and Lines: Water Lines**  
Copper, PVC

**The valve was not turned on or off as part of the inspection.**



**Water Supply and Lines: No visible leaks**

All faucets were operated (except where noted otherwise). There were no visible leaks at the time of inspection (unless mentioned otherwise). Please note that water lines inside walls, framing, and insulation are not accessible for inspection.

**Drain Lines: Type**  
ABS

**Vent Pipes: Type**  
ABS

**Faucets/traps/sinks: Proper Operation**

All plumbing fixtures were operated (unless noted otherwise) as part of this inspection. There were no visible leaks, broken/damaged sinks, or issues at the time of the inspection (except where noted otherwise in the report).

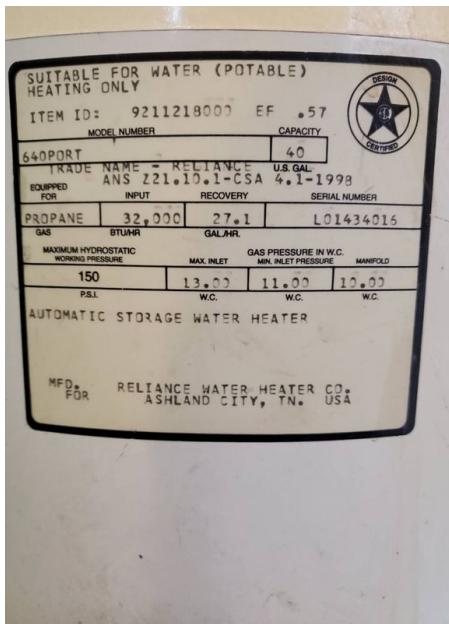
**Tub/Shower: No Issues**

Except where noted otherwise in the report, the tub/showers were operated and there were no visible leaks, broken/damaged areas, or issues at the time of the inspection.

**Water Heater: Manufacturer**  
Reliance

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 nice maintenance guide from Lowe's to help.



#### Water Heater: Power Source/Type

Propane

Water Heater: Flue Pipe

#### Water Heater: TPRV/Drain Tube

Brass TPRV/Copper extension

#### Water Heater: Approximate Age

2001

Exact age can be verified with a licensed/qualified plumber or the manufacturer.

#### Water Heater: Capacity

40 gallons

#### Water Heater: Proper Operation

Unless noted otherwise in the report, I observed hot water coming out all of the faucets. At the time of inspection, the unit was functioning as intended with no issues observed.

#### Fuel Storage & Distribution Systems: Fuel Tank

North side of the house

Propane tank

#### Fuel Storage & Distribution Systems: Main Gas Shut-off

#### Location

Each appliance (where accessible), At Tank

#### Fuel Storage & Distribution Systems: Gas Service Lines

Copper, Flexible Gas Lines, Galvanized

#### Fuel Storage & Distribution Systems: Oil/Fuel Tank--None Observed

No visible evidence of a past or present tank

#### Sump Pump: Location(s)

Crawlspace

Unless noted otherwise in the report, the sump pump(s) are activated/tested to insure proper functionality.



## Video

(click here to view on web)

**Exterior Surface Drain:** No drain observed.

**Hose Bibs:** Hose Bibs--Not Frost Free  
South porch

These do not appear to be frost-proof faucets. This means that you will need to figure out how to turn off and drain these faucets in the winter time to prevent freezing pipes.



**Hose Bibs:** Tested With No Issues

Unless noted otherwise, all exterior hose bibs were operated with no visible deficiencies at the time of inspection.

**Lawn Sprinklers:** There did not appear to be any type of sprinkler system installed.

## Limitations

Drain Lines

**WASHER DRAIN NOT ACCESSIBLE**

Please note that washer drain was not visible or accessible. If these are a concern beyond this inspection, please consult with a licensed/qualified contractor as needed.

**Hose Bibs****NOT TESTED--SHUT OFF OR DISCONNECTED**

SOUTH EXTERIOR WALL GARAGE

**One or more hose bibs appeared to be turned off at the time of inspection.****Observations**

## 9.1.1 Water Supply and Lines



Recommended Improvement

**MISSING INSULATION**

VARIOUS LINES IN THE CRAWL SPACE

There are exposed lines that should be insulated to prevent freezing during the cold months.

## 9.1.2 Water Supply and Lines



Immediate Attention Needed

**MISSING VALVE HANDLE(S)**

STORAGE TANK ROOM FOR THE EXTERIOR HOSE BIB

Observed one or broken missing handles. Recommend replacement as needed.

Recommendation

Contact a qualified plumbing contractor.



## 9.1.3 Water Supply and Lines



Recommended Improvement

**PVC INSIDE THE HOME**

CRAWLSPACE

Current standards do not allow PVC piping inside the footprint of the home. These lines may have been installed before this standard, but I cannot verify. Recommend checking with a licensed/qualified plumber to verify and to make changes as needed.

## 9.1.4 Water Supply and Lines

**INCOMPLETE**

## GARAGE

There is incomplete plumbing present. If this will be used in the future, recommend this be evaluated and finished correctly.

## Recommendation

Contact a qualified professional.



Recommended Improvement

## 9.2.1 Drain Lines



Immediate Attention Needed

**SHOWER DRAIN**

Leak observed at the shower drain. Recommend repair as needed.

## Recommendation

Contact a qualified plumbing contractor.



## 9.4.1 Faucets/traps/sinks



Recommended Improvement

**DISCONNECTED DRAIN STOPPER**

## MAIN FLOOR BATHROOM SINK

The drain stopper is disconnected under the sink. Recommend repair.

## Recommendation

Contact a handyman or DIY project

## 9.4.2 Faucets/traps/sinks

**DRAIN LINE LEAK**

## LEFT BOWL KITCHEN SINK

There is a leak at the drain line. Recommend repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/Marginal Item



## 9.4.3 Faucets/traps/sinks

**DRAIN STOPPER--MISSING**

## SOUTH SINK TOP FLOOR BATHROOM

Missing drain stoppers observed. Recommend installing where needed.



Recommended Improvement

## 9.6.1 Shower

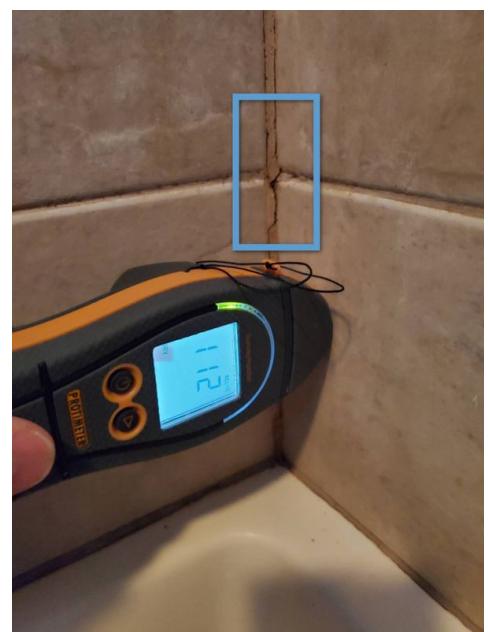


Recommended Improvement

**CRACKED/STAINED CAULK/GROUT-NO MOISTURE**

## MAIN FLOOR BATHROOM

Cracked, missing, and stained caulk/grout observed. Maintenance sealing recommended to prevent moisture issues. No moisture was observed at the time of inspection when tested with a moisture meter.



## 9.7.1 Toilets

**LOOSE TOILET--NO LEAKS**

TOP FLOOR BATHROOM

The toilet is loose at the floor. A loose toilet can eventually cause a leak in the wax ring, and should be repaired to prevent leaks. No indication of leaks observed at the time of inspection.



Maintenance/Marginal Item

## 9.7.2 Toilets

**WATER CONTINUES RUNNING**

MAIN FLOOR BATHROOM

Water appears to continue to run. May need adjustment or repair.



Maintenance/Marginal Item

## 9.8.1 Water Heater

**AVERAGE LIFE EXPECTANCY**

Recommended Improvement

Water heater appears to be near or past what is considered the average life expectancy (10-12 years). Recommend monitoring.

Recommendation

Recommend monitoring.

## 9.8.2 Water Heater



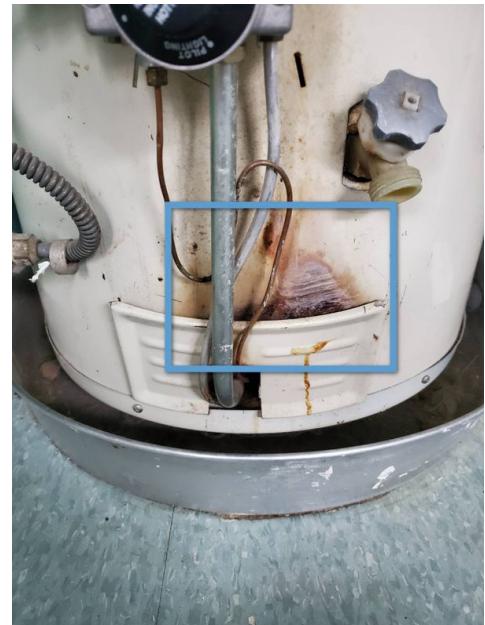
Recommended Improvement

**INDICATION OF OVERHEATING**

The side of the tank shows scorching at the access panel. This may indicate a past issue, and at the time of inspection, the unit was functioning as intended. Recommend monitoring.

Recommendation

Recommend monitoring.



## 10: ATTIC

**Information****General: Access Location**

Top floor hall in the house

**General: Location**

Above the top floor

**General: Inspection method**

In the attic

**Roof Structure: Framing**  
2X8 Rafter

**Roof Structure: Sheathing**  
Chip/Waferboard

**Insulation: Insulation Type**  
Fiberglass Batts

**Insulation: Insulation Depth**  
6 to 10"

**Ventilation: Ventilation Type**  
Ridge

**Exhaust Systems: Exhaust Fans**  
Electric Fan

## Limitations

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General

### AREAS NOT VISIBLE/ACCESSIBLE

The lower edges (soffit regions) were not fully visible or accessible (approximately 10%).

---

General

### COMMENTS

Please notice that in all attics there is the potential for there to be hidden defects under the insulation that would not be observed with a normal and typical home inspection. While the effort is always made to observe any symptoms that may give a clue to a hidden defect, the inspector is not responsible for these potentially hidden defects which are not observed.

---

General

### LOW CLEARANCE

SW CORNER, EAST SIDE NORTH END

Due to low clearance between the roof framing and insulation, I was not able to physically enter into some areas of the attic.

---

General

### NO ACCESSIBLE ATTIC

ABOVE THE TOP FLOOR NORTH BEDROOM

There was no accessible attic area present due to the structure/roof framing.

---

## Observations

---

## 10.3.1 Insulation

**MISSING**

NEAR THE ACCESS

There are some areas of missing insulation, leaving the sheetrock exposed. Adding insulation may help with efficiency.

Recommendation

Contact a qualified insulation contractor.



Recommended Improvement



## 10.4.1 Ventilation

**ATTIC VENTILATION INSUFFICIENT**

Maintenance/Marginal Item

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Please note rusted nails as well as damp insulation was observed in several areas. This can be verified and repaired remedy as needed by a licensed/qualified contractor.

## 10.4.2 Ventilation

**MISSING VENT SCREEN**

SOUTH SIDE PORCH AREA (MULTIPLE)



Recommended Improvement

The screen/mesh is missing. Recommend installing to prevent pest intrusion.

Recommendation

Contact a handyman or DIY project



## 11: CRAWLSPACE

### Information

**Access**

Kitchen pantry

**Unable to Inspect**

5%

**Insulation: Type**

Fiberglass batts between the joists

**Vapor Barrier: Type**

Plastic

**Ventilation: Type**

Foundation Vents

Remember to open the vents in the Spring and close them in the Fall to help remove any moisture from the crawlspace.

### Limitations

General

**HANGING INSULATION**

SEVERAL AREAS AT THE EAST SECTION

**Due to loose and hanging insulation, I was not able to fully access some areas.**

### Observations

## 11.1.1 Moisture Penetration



Recommended Improvement

**MOISTURE PRESENT WITH  
SUMP PUMP**

Moisture was observed on and under the plastic. This appears to be ground water and sump pump is functioning. Recommend further evaluation to verify for any needed repairs.



## 11.2.1 Insulation



Recommended Improvement

**LOOSE/HANGING**

VARIOUS LOCATIONS

Observed a few areas where the insulation has fallen and is missing. Recommend reinstalling as needed for efficiency.



## 12: STRUCTURAL COMPONENTS

### Information

**Structure Type: Comments**

Please understand that only those deficiencies which are visible and accessible at the time of the inspection will be included in the report. It is possible that there are hidden defects or deficiencies that are impossible for the inspector to identify. Also note that not all minor dings and dents will be pointed out unless considered significant in the opinion of the inspector.

**Structure Type: Type**

Wood frame on concrete foundation

#### Foundation: Material

Concrete

Please remember that any basement or foundation walls, which have any wall coverings, are not visible to evaluate, which means that there could be hidden defects behind the wall coverings. You understand that in this situation the inspector is not responsible for these hidden defects. If there are symptoms present which the inspector identifies, which indicate a potential issue behind the wall coverings (such as structural or moisture issues), it is your responsibility to investigate further if these are a concern to you.

#### Foundation: Differential Movement

No movement or displacement noted

#### Beams: Type

Bonded wood, Solid wood

#### Floor Structure: Floor Joists/Structure

2X8 or 2X10 Joists, Not all visible/accessible

#### Floor Structure: Sub-floor

OSB, Not all visible/accessible

#### Floor Structure: Posts/Piers

Wood posts on block

#### Wall Structure: Type

Frame

#### Steps, Stairways & Railings: Type

Stairs with and without railings

## Observations

### 12.4.1 Floor Structure



#### STAINS

##### EAST END NEAR THE DRYER VENT

Stains were observed at some locations on the visible subfloor. At the time of inspection, no moisture or deterioration was observed. Recommend monitoring.

Recommendation

Recommend monitoring.



## 12.6.1 Steps, Stairways &amp; Railings

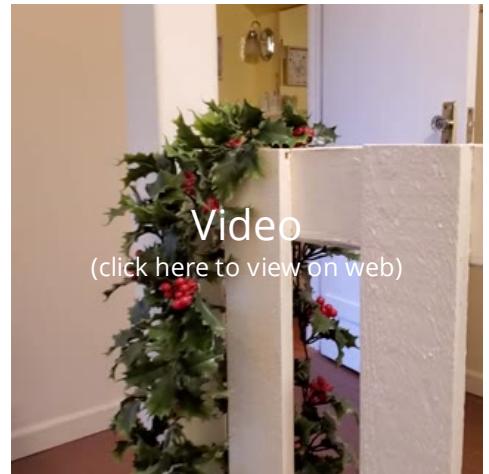
**LOOSE RAILINGS**

## TOP FLOOR BANISTER

Loose railings observed. Recommend a qualified handyman evaluate and fasten.



Recommended Improvement



## 12.6.2 Steps, Stairways &amp; Railings

**MISSING RAILINGS**

## GARAGE

Missing handrails observed. Recommend installing where four or more steps are present.



Recommended Improvement