

**HOME
INSPECTIONS**



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Inspection Date:
Today

Prepared For:
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12-267

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Report Overview

THE HOUSE IN PERSPECTIVE

•This is a good quality home. As with all homes, ongoing maintenance is also required and improvements to the systems of the home will be needed over time. . ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements. All photos in this report are provided as a convenience to the client for clarification purposes and should not be used as a source to obtain contractor quotes.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

Crawl Space

- There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted for treatment and control advice.

Water Heater

- There is evidence that the gas flame for the water heater is rolling out of the combustion chamber on startup. Recommend further evaluation by licensed plumbing contractor or local gas utility company.

SAFETY ISSUES

Water Heater

- There is evidence that the gas flame for the water heater is rolling out of the combustion chamber on startup. Recommend further evaluation by licensed plumbing contractor or local gas utility company.

Garage

- The overhead garage door safety reversing mechanism requires adjustment for easy and safe operation.

Smoke Detectors

- The addition of working smoke detectors is recommended on each living floor and inside each sleeping room. The safety upgrade of smoke detectors in the sleeping rooms was not required at the time of original construction.

Main Panel

- The main electrical circuit panel had missing "knock-outs". The holes in the circuit panel cover allow access to "hot" conductors. Install blank covers for safety purposes

REPAIR ITEMS**Crawl Space**

- There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted for treatment and control advice.
- Loose ductwork in the crawl space should be secured to avoid damage or improper and potentially unsafe system operation..

Sloped Roofing

- The growth of moss on composition roofs can be destructive to the roofing materials shortening the materials life span. Recommend to have moss treated and removed.

Chimneys

- The metal chimney cap is rusting. It should be painted with an appropriate paint or replaced.

Driveway

- The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing

Furnace

- The heating system is dirty and appears to not have been serviced for an extended amount of time. Recommend service and evaluation by licensed heating contractor. This should be a regular maintenance item to assure safe, reliable heat.
- The dirty air filter should be replaced.

Wall / Ceiling Finishes

- Typical drywall flaws were observed in the kitchen due to "truss uplift". Recommend repairs.

IMPROVEMENT ITEMS**Flashings**

- A drip edge flashing should be installed around the perimeter of the roof to ensure that water drains from the roof directly into the gutters. This flashing also helps protect the roof sheathing from damage at the eave.

Smoke Detectors

- The addition of working smoke detectors is recommended on each living floor and inside each sleeping room. The safety upgrade of smoke detectors in the sleeping rooms was not required at the time of original construction.

ITEMS TO MONITOR**Exterior Walls**

- LP/Composite siding maintenance: Some of the pre 1996 versions of the LP and similar siding products failed soon after installation. Later versions have lasted longer. The most common conditions which seem to warrant some preventative maintenance and eventual are limited swelling and thin cracks along the bottom edge of the siding. Preventive maintenance includes, quality caulking of the dimpled nail heads or other holes, priming and painting the siding with a good exterior paint, and making sure to brush the paint into the bottom edge of the siding is critical. This type of maintenance work is unlikely to solve all of the problems with this type of siding or help with severely deteriorated material but it should prolong the life of the product.

Dishwasher

- The dishwasher is excessively noisy.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age: 5 - 10 years
Approximate Size: 2300 Square Footage
Style: Single Family
Main Entrance Faces: South
State of Occupancy: Vacant
Weather Conditions: Raining
Recent Rain: Yes
Ground cover: Wet Temperature: Below 50°F

Structure**DESCRIPTION OF STRUCTURE**

| | |
|-------------------------|--|
| Foundation: | •Poured Concrete / Crawl Space Configuration |
| Foundation: | •Crawl Space(s) Viewed From Within the Crawl Space |
| Columns: | •Wood |
| Floor Structure: | •Post and Beam |
| Wall Structure: | •Wood Frame |
| Roof Structure: | •Trusses |
| Roof Structure: | •Waferboard Sheathing |

STRUCTURE OBSERVATIONS

Positive Attributes

The inspection did not discover evidence of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS**Crawl Space**

- There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted for treatment and control advice.



Figure 1 Rodent activity



Figure 2 Rodent and pest activity

Crawl Space

- Loose ductwork in the crawl space should be secured to avoid damage or improper and potentially unsafe system operation.



Figure 3 Unsecured ductwork

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

| | |
|-----------------------|-----------------------------------|
| Roof Covering: | •Asphalt Shingle |
| Roof Flashings: | •Metal |
| Chimneys: | •Metal |
| Roof Drainage System: | •Aluminum |
| Roof Drainage System: | •Downspouts discharge below grade |
| Method of Inspection: | •Walked on roof |

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

Sloped Roofing

- The growth of moss on composition roofs can be destructive to the roofing materials shortening the materials life span. Recommend to have moss treated and removed

Flashings

- A drip edge flashing should be installed around the perimeter of the roof to ensure that water drains from the roof directly into the gutters. This flashing also helps protect the roof sheathing from damage at the eave.

Chimneys

- The metal chimney cap is rusting. It should be painted with an appropriate paint or replaced.



Figure 4 Rust on chimney cap

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

| | |
|---|----------------|
| Wall Covering: | •Wood Siding |
| Eaves, Soffits, And Fascias: | •Wood |
| Exterior Doors: | •Metal |
| Window/Door Frames and Trim: | •Vinyl-Covered |
| Entry Driveways: | •Concrete |
| Porches, Decks, Steps, Railings: | •Wood |
| Overhead Garage Door(s): | •Steel |
| Surface Drainage: | •Level Grade |

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- LP/Composite siding maintenance: Some of the pre 1996 versions of the LP and similar siding products failed soon after installation. Later versions have lasted longer. The most common conditions which seem to warrant some preventative maintenance and eventual are limited swelling and thin cracks along the bottom edge of the siding. Preventive maintenance includes, quality caulking of the dimpled nail heads or other holes, priming and painting the siding with an good exterior paint, and making sure to brush the paint into the bottom edge of the siding is critical. This type of maintenance work is unlikely to solve all of the problems with this type of siding or help with severely deteriorated material but it should prolong the life of the product.

Garage

- The overhead garage door safety reversing mechanism requires adjustment for easy and safe operation.

Driveway

- The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.



Figure 5 Resurfacing of driveway needed

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

| | |
|--|---|
| Size of Electrical Service: | •120/240 Volt Main Service - Service Size: 200 Amps |
| Service Drop: | •Underground |
| Service Equipment & Main Disconnects: | •Breakers / Disconnect located in the garage |

Service Equipment & Main Disconnects:

- Arc Fault Circuits installed in bedrooms

Service Grounding:

- Ufer Ground

Distribution Wiring:

- Copper

Wiring Method:

- Non-Metallic Cable "Romex"

Switches & Receptacles:

- Grounded

Ground Fault Circuit Interrupters locations:

- Kitchen Bathrooms Garage Exterior

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- The main electrical circuit panel had missing "knock-outs". The holes in the circuit panel cover allow access to "hot" conductors. Install blank covers for safety purposes



Figure 6 Missing "knock-out"

Distribution Wiring

- The installation of the distribution wiring in the garage is non-standard. It is suspected that installation was performed by an amateur, rather than a licensed electrician.



Figure 7 Non-Standard wiring

Smoke Detectors

- The addition of working smoke detectors is recommended on each living floor and inside each sleeping room. The safety upgrade of smoke detectors in the sleeping rooms was not required at the time of original construction.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

| | |
|-----------------------------------|---------------------|
| Energy Source: | •Gas |
| Heating System Type: | •Forced Air Furnace |
| Vents, Flues, Chimneys: | •Metal-Multi Wall |
| Heat Distribution Methods: | •Ductwork |

HEATING OBSERVATIONS

General Comments

The heating system has not been maintained.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- The heating system is dirty and appears to not have been serviced for an extended amount of time. Recommend service and evaluation by licensed heating contractor. This should be a regular maintenance item to assure safe, reliable heat.
- The dirty air filter should be replaced.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

| | |
|----------------------------------|---------------------------------|
| Attic Insulation: | •R30 Fiberglass in Main Attic |
| Exterior Wall Insulation: | •Not Visible |
| Crawl Space Insulation: | •R20 in Floor above Crawl Space |

| | |
|---------------------------------|----------------------|
| Vapor Retarders: | •Plastic |
| Roof Ventilation: | •Soffit Vents |
| Crawl Space Ventilation: | •Exterior Wall Vents |

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- Disturbed insulation should be repaired or evened out.

Crawl Space

- Loose or damaged insulation in the floor above the crawl space should be improved.
- Preventative measures to reduce the potential for vermin and/or insect activity are recommended in the crawl space.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

| | |
|---|----------------------|
| Water Supply Source: | •Public Water Supply |
| Service Pipe to House: | •Plastic |
| Main Water Valve Location: | •Crawl Space |
| Interior Supply Piping: | •Copper |
| Waste System: | •Public Sewer System |
| Drain, Waste, & Vent Piping: | •Plastic |

Water Heater:

•Gas

Fuel Shut-Off Valves:

•Natural Gas Main Valve Corner of Garage

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Fixtures

- The master bathroom shower hot and cold is reversed. The hot should be on the left side and cold water supply on the right of the fixture. Recommend repairs

Water Heater

- There is evidence that the gas flame for the water heater is rolling out of the combustion chamber on startup. Recommend further evaluation by licensed plumbing contractor or local gas utility company.



Figure 8 Flame roll-out scorching

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

DESCRIPTION OF INTERIOR

| | |
|-----------------------------|-------------------|
| Wall And Ceiling Materials: | •Drywall |
| Floor Surfaces: | •Carpet |
| Floor Surfaces: | •Vinyl/Resilient |
| Floor Surfaces: | •Wood |
| Window Type(s) & Glazing: | •Sliders |
| Doors: | •Wood-Hollow Core |

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are average quality.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- Typical drywall flaws were observed in the kitchen due to “truss uplift”. Recommend repairs.



Figure 9 Truss uplift cracks

Stairways

- The railing for the in the kitchen stairway is loose, existing hardware should be tightened.

Environmental Issues

- It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

| | |
|--------------------------|-----------------------------|
| Appliances Tested: | •Gas Range |
| Appliances Tested: | •Dishwasher |
| Appliances Tested: | •Waste Disposer |
| Laundry Facility: | •240 Volt Circuit for Dryer |
| Other Components Tested: | •Cooktop Exhaust Vent/Fan |

APPLIANCES OBSERVATIONS

Positive Attributes

Most appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- The dishwasher is excessively noisy.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

PREVENTIVE MAINTENANCE TIPS

- I. **FOUNDATION & MASONRY: *Basements, Exterior Walls*:** To prevent seepage and condensation problems.
 - a. Check basement for dampness & leakage after wet weather.
 - b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
 - c. Maintain grading sloped away from foundation walls.
- II. **ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
 - a. Check for damaged, loose or missing shingles, blisters.
 - b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
 - c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for bird nests, squirrels, insects.
 - d. Check fascias and soffits for paint flaking, leakage & decay.
- III. **EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
 - a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
 - b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.
 Numerous products exist to seal such cracks including:
 - Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.
 - Resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html>
 - Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingrout.com/> for examples of these products.
- IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
 - a. Check caulking for decay around doors, windows, corner boards, joints. Re-caulk and weather strip as needed. Check glazing, putty around windows.
- V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
 - a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
 - b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
 - c. Check exposed wiring & cable for wear or damage.
 - d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.
- VI. **PLUMBING:** For preventive maintenance.
 - a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
 - b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
 - c. Have septic tank cleaned every 2 years.
- VII. **HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
 - a. Change or clean furnace filters, air condition filters, electronic filters as needed.
 - b. Clean and service humidifier. Check periodically and annually.
 - c. Have oil burning equipment serviced annually.
- VIII. **INTERIOR:** General house maintenance.
 - a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.

- b. Close crawl vents in winter and open in summer.
- c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX.

Know the location of:

- Main water shutoff valve.
- Main electrical disconnect or breaker.
- Main emergency shutoff switch for the heating system.

