

# Inspection Report

5XXX W Inspector Avenue

Yakima, WA. 98908

Prepared for:

Joeseeph Client



Prepared by:

**HIS**

**Home Inspection Services**

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## What is the American Society of Home Inspectors

For 35 years, the American Society Of Home Inspectors has worked to build consumer awareness of home inspection and to enhance the professionalism of its membership. The ASHI Standards of Practice have served as the home inspector's performance guideline, universally recognized and accepted by professional and government authorities alike.

## Who belongs to ASHI?

Members of ASHI are independent professional home inspectors who have met the most rigorous technical and experience requirements in effect today. An ASHI Member must have passed two Technical exams, and have performed a minimum of 250 professional, fee-paid home inspections conducted in accordance with the ASHI Standards of Practice. ASHI Members are required to follow the Society's Code of Ethics, which prohibits them from engaging in conflict of interest activities that might compromise their objectivity, and to obtain continuing education credits in order to keep current with the latest in technology, materials and professional skills.

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## CLIENT & SITE INFORMATION

**INSPECTION CONTROL NUMBER - 9015BM014****1.1 TIME & DATE OF INSPECTION**

The inspection began at and was completed at about 12:30 Noon and was performed on July 14, 2009.

**CLIENT & SITE INFORMATION****1.2 CLIENT NAME**

Joeseeph Client.

**1.3 INSPECTION ADDRESS**

5XXX W Inspector Avenue  
Yakima, WA. 98908.

**CLIMATIC CONDITIONS****1.4 WEATHER, SOIL & TEMPERATURE**

The weather was clear, with temperatures between 80-90 degrees F, and the soil conditions were dry.

**BUILDING CHARACTERISTICS****1.5 BUILDING DESCRIPTION**

The home or building is approximately 30-40 years old, it faces the south, is a duplex, with a single floor and is constructed over a crawl space.

**OTHER INFORMATION****1.6 HOUSE OCCUPIED**

Yes, home is occupied, occupied homes usually have areas that are not visible to inspection. Furniture in front of walls and outlets. Stored items blocking access to full visibility. I will try my best to view these areas but I cannot move furniture or stored items. Therefore these areas are excluded.

**1.7 PEOPLE PRESENT**

Purchaser.

**PAYMENT INFORMATION****1.8 TOTAL FEE**

\$350.00 Paid by check.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. This report expresses my personal opinions as a professional home inspector, based upon my visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No



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disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, mold, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercom; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

I certify that I have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## LEGEND

RED lettering is generally considered to be MAJOR DEFECTS  
BLUE lettering is generally considered to be MAINTENANCE ITEMS  
GREEN Lettering is generally considered to be SAFETY CONCERNS  
BROWN lettering is generally for NOTED ITEMS.

The colors are chosen at the discretion of the home inspector, each client may assign a different value of importance to each item.

Remember to have licensed professionals (plumber for plumbing, electrician for electrical) make further examinations and complete repairs were recommended before the real estate transaction is finalized.

Only licensed contractors should perform any work on a home that is about to change owners.

Electrical work performed by a non licensed person will not be accepted by this home inspector during a re-inspection. A signed permit from L&I or receipt from a licensed electrician will be required for all electrical work performed if a re-inspection by Home Inspection Services is performed.



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## ROOF

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer a warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most times, this situation is not present during the inspection. Weather conditions, wind, hail and extreme temperatures affect all roofing from day to day, so continual observation is required.

### ROOF - MAIN SURFACE

#### 2.1 ROOF STYLE AND MATERIALS

The home was constructed with a gable style roof, with wood shakes. Shakes are hand split cedar heartwood. 5/8" to 3/4" thick. Shakes are applied in horizontal rows with 15# felt (tar paper) interlay between courses. I was able to view the roof by walking on it.



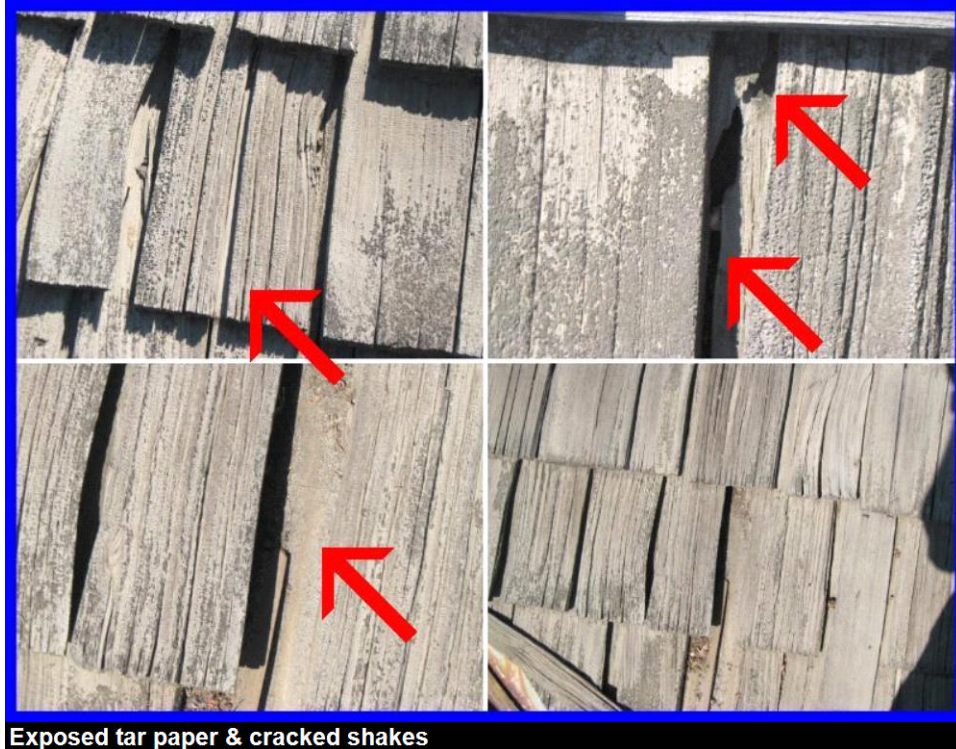


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## 2.2 ROOF CONDITION AND LIFE EXPECTANCY



Exposed tar paper & cracked shakes

The roof covering material appears to be in poor condition and to have a remaining life expectancy of 2 to 3 years or less, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

## 2.3 VALLEYS

Improper installation, physical damage or other problems are present at the valley system: The valley(s) shows wear or rusting that indicates repairs or replacement is needed.





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## ROOF AND ATTIC VENTILATION

### 2.4 ROOF & ATTIC VENTILATION

Combination of roof, (turtle) and soffit venting is present. Venting appears adequate.

## KITCHEN

Inspection of microwave, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwasher are not inspected, as they require connection to facilitate testing.

## RANGE/COOK TOP AND OVEN

### 3.1 RANGE TYPE/CONDITION

Electric, Combination, Appears serviceable.

## KITCHEN VENTILATION

### 3.2 KITCHEN VENTING TYPE AND CONDITION

There is no fan or hood present, some type of kitchen vent fan is required in this age of home.



No kitchen vent fan present

## REFRIGERATOR

### 3.3 REFRIGERATOR CONDITION

The refrigerator appears to be in good or fair condition and is operating properly.

### 3.4 ICE MAKER

Appears serviceable.



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## DISHWASHER

### 3.5 DISHWASHER CONDITION

Appears serviceable.

Garbage disposal use in conjunction with a septic system should be kept to a minimum. Septic tank should be pumped every 3 to 5 years in this situation.

## GARBAGE DISPOSAL

### 3.6 DISPOSAL CONDITION

Appears serviceable, Rusting noted at interior blades and housing, unit is near the end of its useful life, consider replacement in the not too distant future.

## BATHS

Pipes and plumbing in walls, in or under concrete slabs or concealed by personal effects are not included in this inspection. Nor is the quality, condition or purity of water. A ground fault interrupter is recommended within 6 feet of all water sources to prevent electrical shock. Caulking must be maintained at all shower and tub wall fixtures and penetrations to help prevent water damage to the wall and adjacent floor.

## MAIN BATHROOM

### 4.1 CONDITION OF FAUCET & SINK

Faucet is serviceable and is performing its intended purpose. The sink is in good or fair condition and is performing as intended.

### 4.2 SINK PLUMBING & DRAIN CONDITION

Drain and water supply lines appear serviceable and are performing as intended.

### 4.3 CONDITION OF TOILET

Appears serviceable. The following problems were noted at the toilet: The toilet seat is loose.



Toilet seat is loose





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#### 4.4 TUB/SHOWER PLUMBING FIXTURES

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

#### 4.5 TUB/SHOWER WALLS

Damage and Deterioration is noted. Immediate repair or replacement of shower surround is recommended. Due to the problems viewed a qualified licensed general contractor should be contracted to make further evaluation and perform repairs or replacement as needed before the close of escrow.



Tiles loose, grout missing

#### 4.6 BATH VENTILATION

Exhaust fan motor operates. Unit appears serviceable.

### MASTER BATHROOM

#### 4.7 CONDITION OF FAUCET & SINK

Faucet is serviceable and is performing its intended purpose. The sink is cracked, it does not appear to be leaking.



Crack in sink

#### 4.8 SINK PLUMBING & DRAIN CONDITION

Drain and water supply lines appear serviceable and are performing as intended.

#### 4.9 CONDITION OF TOILET

Appears serviceable.

#### 4.10 TUB/SHOWER PLUMBING FIXTURES

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

#### 4.11 TUB/SHOWER WALLS

Enclosure appears serviceable.

#### 4.12 BATH VENTILATION

Exhaust fan motor operates. Unit appears serviceable.



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## BEDROOMS

### MASTER BEDROOM

#### 5.1 BEDROOM CONDITION

No issues were found that needed reporting at this bedroom section. Some issues may be reported under different categories, such as Doors, Windows or Electrical.

### BEDROOM SOUTH WEST CORNER

#### 5.2 BEDROOM CONDITION

No issues were found that needed reporting at this bedroom section. Some issues may be reported under different categories, such as Doors, Windows or Electrical.

### BEDROOM WEST CENTER

#### 5.3 BEDROOM CONDITION

No issues were found that needed reporting at this bedroom section. Some issues may be reported under different categories, such as Doors, Windows or Electrical.

## LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

### LAUNDRY

#### 6.1 LOCATION

The laundry room is located at the kitchen area.

#### 6.2 DRYER VENTING

Dryer venting is provided, but it is venting to the garage. It is required that the dryer vent be vented to the outside with a back flow prevention damper at the exterior. Venting to the interior space adds excessive moisture and promotes WDO's (Wood Destroying Organisms)





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## GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. An unattached garage is not part of the standard inspection and is considered an additional building. If slab is covered with personal items, the inspection may be blocked or impeded. Auto reverse safety devices are recommended for all powered overhead garage doors.

## GARAGE

### 7.1 GARAGE TYPE

The garage is an attached 1 car unit with one overhead door.

### 7.2 AUTOMATIC OVERHEAD DOOR OPENER

I was unable to locate the remote controls for the overhead door opener. Enquire with current owner as to there location. **Attention Needed - The overhead door opener or hardware needs some adjustment. Unit is not operating properly. It is recommended that a overhead door professional be contracted to make further evaluation and perform repairs as needed.**

### 7.3 SAFETY REVERSE @ OVERHEAD DOOR OPENER

These models do have a safety reverse, but they were not tested because of the possibility of causing damage to the door.

### 7.4 GARAGE WALL CONDITION

**Attention Needed - The walls show some minor condition that needs repair. Holes are not permitted in the shared wall of the home. This is considered to be a fire spread hazard. A qualified licensed general contractor should be contracted to make repairs.**



Fire spread hazard

### 7.5 FIRE RATED CEILING

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

### 7.6 GARAGE FLOOR & FOUNDATION

Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.



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## EXTERIOR

Areas hidden from view by finished walls, plantings, wood piles or other stored items can not be judged and are not a part of this inspection. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### EXTERIOR WALLS

#### 8.1 SIDING MATERIAL

The exterior siding is a combination of T1-11 wood and brick, it appears to be in good condition. The siding needs to be re-finished or painted in the not to distant future. Peeling paint needs to be removed, joints and cracks need to be calked and entire home needs to be stained or painted.



Siding needs painting soon

### SOFFIT & FASCIA

#### 8.2 SOFFIT, FASCIA & TRIM MATERIAL CONDITION

The soffit material is wood, it appears to be in good condition.

### HOSE FAUCETS

#### 8.3 OPERATION

DO NOT LEAVE HOSES CONNECTED TO EXTERIOR FAUCETS DURING COLD WEATHER THIS MAY ALLOW THEM TO FREEZE AND CAUSE DAMAGE.

### DRIVEWAY

#### 8.4 TYPE & CONDITION

The drive way is constructed of Concrete and cracks noted are typical.

### SIDEWALKS

#### 8.5 TYPE & CONDITION

The walk way is constructed of concrete and cracks noted are typical.



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## LANDSCAPING

### 8.6 CONDITION

One or more problems were noted with the landscaping: Trim plants away from structure, keep minimum 6 inches away. Plant contact will cause damage or rot to the siding.



Trim plants away

## GRADING

### 8.7 SITE

Flat site, Lower soil below siding. Grade should be 4 to 6 inches (6" is code) below any wood materials. Failure to maintain proper clearance below siding will cause wood rot and can obscure termite entry.



Lower soil

## PATIO

### 8.8 TYPE

The patio is constructed of concrete. It appears to be in good condition.

## FENCES & GATES

### 8.9 TYPE & CONDITION

Wood.

### 8.10 CONDITION

Gate needs repair or adjustment.





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## HEATING & AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights or turn on gas valves. Safety devices are not tested by the inspector. The emergency heat mode is checked on heat pumps when temperature is below 70 degrees F. We recommend the heating system be completely serviced before each season. Filters should be changed or cleaned as needed (every 3 months minimum). Checking humidifiers, electric air filters and proper air flow balance is not included in this inspection. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### HEATING SYSTEM DESCRIPTION

#### 9.1 LOCATION OF PRIMARY UNIT

The primary heating system is located at the hall closet. It is an electric powered forced air unit.

### FUEL SYSTEM

#### 9.2 ABANDONED OIL TANK

None viewed, this item is excluded.

### HEATING SYSTEM CONDITION

#### 9.3 PRIMARY UNIT

Appears operational.

#### 9.4 APPROXIMATE AGE IN YEARS

Same age as home.

#### 9.5 PUMP/BLOWER FAN

Appears Serviceable.

#### 9.6 AIR PLENUM

Appears serviceable.

#### 9.7 FURNACE AIR FILTER(S)

Appears to be performing intended function. Filter(s) should be cleaned or replaced every 90 days or less. No exceptions. Failure to do so may clog the heat exchanger systems and will decrease heating and cooling system efficiency.

#### 9.8 THERMOSTAT & CONTROLS

Appear serviceable.



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Air conditioning units are not checked when outside temperature is below 65 degrees F. We recommend the A.C. unit be completely serviced before each cooling season and the condensate drain be flushed with chlorine bleach every 3 months during the cooling season to prevent clogging.

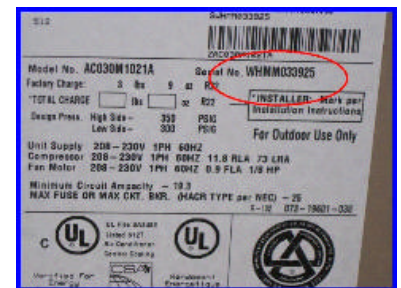
## AIR CONDITIONING

### 9.9 AIR CONDITIONING TYPE

Central, Appears operational.

### 9.10 AIR CONDITIONER COMPRESSOR AGE IN YEARS

6 years old.



### 9.11 AIR TEMPERATURE DIFFERENTIAL

The return air temperature at the return duct was 75F. The temperature at the supply duct was 55F, for a temperature differential of 20F. Appears serviceable.

### 9.12 EXTERIOR AIR HANDLER CONDITION

Appears serviceable.

### 9.13 INTERIOR AIR HANDLER

Not able to view air handler. This type of system would require disassembly beyond the time constraints of a normal visual inspection.

### 9.14 CONDENSATE LINE

A condensate pump is installed, Condensate system is broken or improperly draining. The plenum is rusting at the crawl space from condensate water. Due to the conditions viewed above it is recommended that a licensed heating and air contractor be contracted to make further evaluation and make repairs, replacements and/or corrections as necessary.



Sheet metal is rusting

## DUCTWORK

### 9.15 HVAC DUCT TYPE

Insulated sheet metal.

### 9.16 HVAC DUCTS AT ATTIC

Appears serviceable and operating properly.



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## 9.17 HVAC DUCTS AT CRAWL SPACE and/or BASEMENT

Appears serviceable.



## PLUMBING

Water quality or hazardous materials (lead) testing is available from [Home Inspection Services](#) at an additional fee. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be of proper size with metal piping of proper size, terminating 6 inches or less above floor or be properly plumbed to the exterior. A catch pan is recommended to be installed under the water heater with a drain extending to a safe location installed under the water heater with a drain. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Polybutylene distribution has a history of failure due to plastic connections and may result in free flowing water. Older galvanized plumbing may have restricted water flow. Water softener operation and condition are beyond the scope of this inspection, there are excluded.

### MAIN LINE

#### 10.1 MAIN LINE MATERIAL & WATER SHUT-OFF

The water supply shut off valve is located at the south side, of the crawlspace.

#### 10.2 MAIN LINE CONDITION

The main water supply line is copper and it appears to be in good condition.

### SUPPLY LINES

#### 10.3 SUPPLY LINE MATERIAL & CONDITION

The water supply lines are made from copper metal piping, and they appear to be overall in good condition. **However, one or more problems or defects were identified at the supply plumbing lines: The supply lines are not properly supported at the crawl space or basement. It is required that supply lines be properly supported using conventional methods every 4 feet for ridged piping and every 3 feet for tubing. Improper support can cause reduction of flow due to kinking, physical damage, and breakage due to bowing.**



Piping not supported over 20 feet



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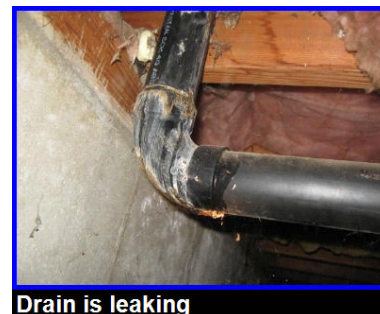
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## WASTE LINES

### 10.4 WASTE LINE MATERIAL & CONDITION

The waste lines piping of this home are made from ABS (Acrylonitrile Butadiene Styrene) black plastic piping. One or more problems were identified with the waste lines of this home: Leak(s) found, at the kitchen drain visible from the crawl space or basement.



Drain is leaking

### 10.5 PLUMBING VENT CONDITION

Plumbing vents where present appear to be functioning properly,

## WATER HEATER

### 10.6 WATER HEATER, TYPE, SIZE & LOCATION

The water heater, located at the garage, is a electric powered 50 gallon unit.

### 10.7 AGE & CONDITION of WATER HEATER

The water heater age appears to be 1995.



### 10.8 PLUMBING

One or more problems were identified at the water heater plumbing hook-up: SAFETY HAZARD. Pressure relief valve drain line is missing or ends prematurely. I recommend this drain line be extended to a safe location to the exterior or to 6 inches from the floor.



Drain line

### 10.9 WATER HEATER TEMPERATURE

The temperature is set at 125 degrees F or less, this is considered to be safe.



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Septic tanks should be pumped and inspected by a licensed septic contractor at least 1 year before the purchase.

## KITCHEN SINK - TYPE AND CONDITION

### 10.10 KITCHEN SINK & PLUMBING

The kitchen sink is a porcelain type unit, and it appears serviceable.

## KITCHEN PLUMBING

### 10.11 KITCHEN SINK & PLUMBING

Faucet is serviceable and is performing its intended purpose. Hand sprayer is serviceable.

## PLUMBING

### 10.12 LAUNDRY

Plumbing appears serviceable.

## ELECTRICAL

All electrical repairs should only be attempted by a licensed electrician. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in each bedroom and at the hallway outside each bedroom. Install as per manufactures instructions.

## KITCHEN ELECTRICAL OUTLETS

### 11.1 INTERIOR COMPONENTS

No Ground Fault Interrupter (GFCI) type outlet is installed. Installation of these protective devices is recommended (not required) as a safety upgrade to be installed by the new owner. This is not required but highly recommended. GFCI,s required only in new construction and remodels in all kitchens since 1987.

**Maintenance**  
GFCI Outlets  
Recommended

## KITCHEN LIGHTS & SWITCHES

### 11.2 INTERIOR COMPONENTS

There are one or more problems with the electrical lights and/or switches in this area: The three way switching is improperly wired and/or is not working at the dinning table light.





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## BATH ELECTRICAL OUTLETS

### 11.3 MAIN BATHROOM

Ground Fault Interrupter (GFCI) protection is provided where applicable, and appears to be operating properly.

### 11.4 MASTER BATHROOM

Ground Fault Interrupter (GFCI) protection is provided where applicable, and appears to be operating properly.

## BEDROOM OUTLETS, LIGHTS & SWITCHES CONDITION

### 11.5 BEDROOM SOUTH WEST CORNER

One or more electrical problems were found at this bedroom: Reverse polarity is noted, hot and neutral are reversed. Affected outlets are marked with red tape for identification purposes. Recommend that a qualified Licensed Electrician be contacted to make further evaluation and perform repairs as necessary.



## ELECTRICAL OUTLETS & SWITCHES

### 11.6 LAUNDRY ROOM

Good overall condition.

## OVERHEAD DOOR ELECTRICAL

### 11.7 GARAGE

The garage door electrical is supplied with the use of an extension cord. This is improper wiring. Garage door openers are required to be plugged directly into an outlet. Recommend that a licensed electrician be contracted to install an outlet at the ceiling near the opener.



## EXTERIOR OUTLETS

### 11.8 ELECTRICAL



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The outlets at the exterior have one or more problems: No ground fault circuit interrupter was found to be installed, Installation of these protective devices with water proof covers is, recommended as a safety upgrade by the new owner. This is not required but highly recommended.



## EXTERIOR WIRING LIGHTS & SWITCHES

### 11.9 ELECTRICAL

NOTE: Low voltage lighting systems are not inspected. Only the connection to the houses electrical system is examined. Low voltage lighting is excluded from this report.

## AIR CONDITIONING POWER SOURCE

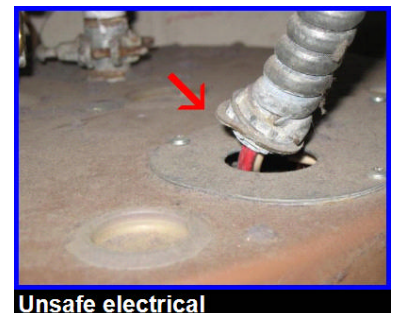
### 11.10 AIR CONDITIONING

240 Volt, Electrical disconnect present.

## ELECTRICAL

### 11.11 WATER HEATER

One or more problems were identified with the electrical at the water heater: Box connector needed at the electrical connection.



## ELECTRIC UTILITY SUPPLY

### 11.12 ELECTRICAL SERVICE

The electric utility service is supplied via overhead wire and appears to be in good condition.



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## MAIN ELECTRICAL PANEL

### 11.13 ELECTRICAL SERVICE

The main electrical panel is located at a bedroom, is a 120/240 Volt system. The main panel is rated for 200 AMP.



## ENTRANCE CABLES - MAIN

### 11.14 ELECTRICAL PANELS

The main electrical panel is supplied by aluminum braded (braded OK) , number 4/0 size wire and appears to be properly installed and in good condition.

## MAIN ELECTRICAL PANEL TYPE & CONDITION

### 11.15 ELECTRICAL PANELS



Improper electrical

The electrical panel is a circuit breaker type panel and it has one or more problems: 1) Loose clamp or inadequate ground connection at water line or ground rod, this is a shock hazard and could damage electrical systems under certain conditions 2) Knock-outs and/or box connectors are missing at interior of panel. This is a fire spread hazard in the event of an electrical fire at panel box. Fire will not be contained inside the panel box. Due to the conditions viewed it is recommended that a qualified licensed electrician make further evaluation and perform all corrections necessary to insure a safe electrical system.



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## BRANCH WIRING INTERIOR

### 11.16 CONDUCTORS

The electrical branch supply wiring is copper romex and appears to be in good condition.

## BRANCH WIRING - ATTIC

### 11.17 CONDUCTORS

There was one or more problems with the wiring at the attic area: There is one or more open electrical junction boxes at the attic area. This is a fire hazard. All electrical boxes must be covered with proper electrical covers. Recommend that a licensed electrician be contracted to make further evaluation and perform all necessary repairs before the close of escrow.



## SUB PANEL #1 LOCATION & CONDITION

### 11.18 CONDUCTORS

The sub-panel at the air conditioner is properly installed and appears to be operating properly.

## INSTALLED-CONDITION

### 11.19 DOOR CHIME

Door chime installed and operational.

## ATTIC

## ATTIC

### 12.1 ATTIC ACCESSIBILITY & CONSTRUCTION

Attic is full size, constructed of or using engineered truss framing, access was located at the garage ceiling. The attic was fully accessible.

### 12.2 INSULATION TYPE - DEPTH & R-FACTOR

The insulation at the attic area is a cellulose (ground paper) blown product. The measured depth at its average lowest point was 8.5 inches, this is about R-32. As a comparison, the insulation standards for a new home in this area is R-39, or about 10 inches of this type of product after settling.



### 12.3 BATH & KITCHEN VENTILATION



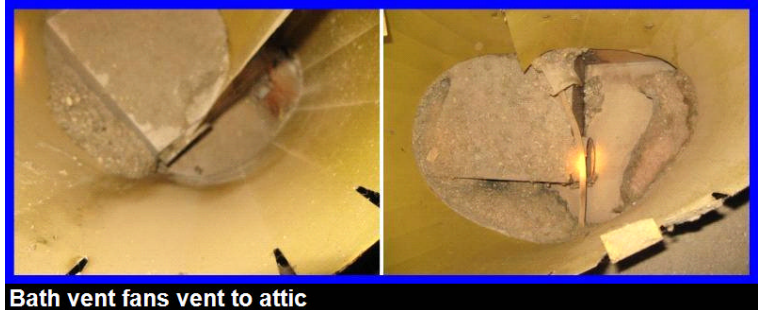


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One or more bath ventilation fans vent into the attic space. This introduces moisture into the attic that must be removed from the attic. It is recommended that vents be vented to the exterior rather than the attic.



Bath vent fans vent to attic

## ROOF SUPPORT

### 12.4 ROOF SUPPORT

2x4 trusses at 24 inch centers.



### 12.5 CONDITION

Appears serviceable as far as visible, non visible areas are excluded.

### 12.6 ROOF SHEETING

Plywood, Good overall condition.



## CRAWL SPACE - SLAB ON GRADE

Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified licensed General Contractor or a Structural Engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Insulation at crawl space foundation or between floor joist obscure visual examination. These areas are excluded from this inspection.





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## CRAWL SPACE/SLAB ON GRADE

### 13.1 HATCH LOCATION AND CONDITION

Crawlspace hatch is located at the exterior of the home. and it is of adequate size and appears serviceable,

### 13.2 CRAWL SPACE ACCESSIBILITY

Crawl space is fully accessible.

### 13.3 WOOD DESTROYING ORGANISMS

No rot or other wood destroying organisms viewed.

### 13.4 VAPOR BARRIER

The vapor barrier appears serviceable and is performing as intended.



### 13.5 FOUNDATION - TYPE & CONDITION

The foundation is constructed of poured concrete and it appears serviceable and in sound condition.

### 13.6 WOOD & PAPER (CELLULOSE) DEBRIS

No wood or paper debris were observed at the crawl space. Cellulose debris are conducive to WDO's (Wood Destroying Organisms) such as but not limited to termites. Never store non-treated wood or paper directly on top of soil or even in direct contact with the vapor barrier.

### 13.7 BEAMS

Appears to be performing as intended.

### 13.8 FLOORING & JOIST SYSTEM

Under floor insulation restricts viewing. Areas around plumbing penetrations at bath rooms and laundry may be observed by pulling insulation away and replacing it. An effort is made to observe these areas but not all insulation may be removed. Not all floor areas can be viewed due to insulation obstruction, thus the flooring area is excluded from this report.

### 13.9 PIERS-COLUMNS-SUPPORTS

Piers appear to be in sound condition.

### 13.10 INSULATION

Insulation is present at the floor between floor joist and appears to be in good condition. Thickness is 6 inches or greater with an R19 rating or better. **There is one or more issues with the insulation at the crawl space of this home: There is insulation present, but it has fallen in places and needs repair. Fallen insulation greatly reduces the insulation value of the insulation system. Very small area.**





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## 13.11 VENTING

The venting at the crawl space have one or more problems: The crawl space venting appears adequate but it is plugged with dirt or debris or covered with insulation. It is required that venting be open and free flowing to allow moisture to escape from the crawl space area.



Vents closed and plugged

## DOORS

### MAIN ENTRY DOOR

#### 14.1 ENTRY DOORS

The front entry door is in good condition.

The main entry and or the storm door at the front of the home has one or more problems: The storm door is damage. The frame and or hinges are damaged or loose and need repair.



Need to re-attache

### BATH DOORS

#### 14.2 MASTER BATHROOM

The bathroom door is damaged or has one or more problems: The door is not properly fitted and sticks or jams at the floor or jamb. Door should be cut or planned so it will open and close properly.

### BEDROOM DOOR(S)

#### 14.3 MASTER BEDROOM

Recommend that a door stop be installed to protect wall and door.



Wall damaged from door knob



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## 14.4 BEDROOM SOUTH WEST CORNER

Recommend that a door stop be installed to protect wall and door.

### FIRE RATED ENTRY DOOR TO HOME

## 14.5 GARAGE

Yes - There is a fire rated door separating the garage from the living areas of the house.

## WINDOWS

### WINDOWS LIVING AREA, TYPE

## 15.1 WINDOWS

The vinyl framed windows in this room were found to have one or more problems: Installation of new windows was not completed. The window has not been caulked.



Caulking around windows is incomplete

### WINDOWS TYPE & CONDITION

## 15.2 MAIN BATHROOM

Aluminum, Insulated glass, The vacuum seal has failed, this greatly reduces the thermo values of the window and should be replaced. All areas were dry at the time of inspection. Monitor this area in the future for recurring leakage, and caulk at the interior perimeter of the window frame as needed. It is recommended that a plastic shower curtain be hung over window to prevent water intrusion at this frame or wall cavity.



## 15.3 WINDOWS

Vinyl, Insulated glass, Windows as a grouping are generally operational. Except as noted in this section.

**Features**

New Vinyl  
Windows



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## BEDROOM WINDOW(S)

### 15.4 BEDROOM SOUTH WEST CORNER

The vinyl framed windows in this room were found to have one or more problems: Installation of new windows was not completed. The window has not been caulked.



## SMOKE & CARBON MONOXIDE DETECTORS

### SMOKE DETECTORS

#### 16.1 HALLWAY SMOKE DETECTOR

A smoke detector is installed at the hallway and appears to be in good working order. There is a smoke detector installed at the hallway but it has one or more problems: The smoke detector appears to be an older unit. It is recommended that it be replaced.

#### 16.2 MASTER BEDROOM

A smoke detector is installed at this bedroom and appears to be in good working order.

#### 16.3 BEDROOM SOUTH WEST CORNER

No smoke detector was found to be installed at this bedroom. It is recommend that smoke detectors be installed at each bedroom. It is not required in this age of home but is highly recommended.

#### 16.4 BEDROOM WEST CENTER

No smoke detector was found to be installed at this bedroom. It is recommend that smoke detectors be installed at each bedroom. It is not required in this age of home but is highly recommended.

## WALLS & CEILINGS

### WALLS & CEILINGS

#### 17.1 WALLS & CEILING

Some or all of the ceilings of this home has pop corn type coatings. Some popcorn ceilings contain asbestos as a binding fiber. This inspection does not determine the presence of asbestos. Asbestos refers to a group of minerals that were very popular for a time largely because they are resistant to fire. This obviously makes them useful for a wide variety of things, from brake shoes to stage curtains to building materials-including popcorn ceilings. However, in 1978, the manufacture of ceiling texture that contained asbestos was prohibited, but companies were allowed to use up any existing supplies they already had. As a result, ceilings that were textured in 1978, and possibly for several years after that, did contain asbestos. These materials are generally not dangerous unless they are disturbed (sanded) and breathed into the lungs.



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## FLOORS

### FLOORS

#### 18.1 FLOORS

The general condition of the flooring throughout the home appears to be in serviceable condition.