TITAN INSPECTION SERVICES
206-451-1120
info@titaninspectionservices.com
http://www.titaninspectionservices.com/

RESIDENTIAL REPORT

10443 17th Ave SW
Seattle, WA 98146

Deep Paknikar
MARCH 31, 2026

Inspector
Jaime Martinez
WA Inspector #23030503
425-584-6702
jaime@mytitanteam.com

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16.2.2 Maintenance and General Info - General Information: Possible PCB's in building materials from the 1950s through 1980 Homes

1: INSPECTION DETAILS

Information

In Attendance/Access
Clients assistant

Occupancy
Occupied, Vacant

Type of home
Multi-family

Inspection And Report Expectations

Our goal is to provide you with a helpful report that is not only visual, but informative and has the ability to filter the info when you need it. We have listed a few key expectations that we hope will help guide you through the overall home inspection and report.

*We created the report to be somewhat of a visual guide so you can see what we see, and the comments are meant to be short intentionally with the hopes of getting directly to the point of what we found. If you have a question or need further clarification, please give us a call, text or email. Text works best and we can get back to you when we have a free minute. Please note your name and the home address and a short outline of your question so we can pull up your report as reference and possibly even just answer your question with a follow up text.

Expectations for Inspection and Report:

*There may come a time that you discover something that doesn't work right or seem right with the house once you move in. As you know, every house is different and every piece of land is different as well. If you ever have a question, I hope you will give us a call so we can work on a solution together. I AM HAPPY TO HELP!

*There May Be Intermittent Or Concealed Problems: Some problems or quirks can only be discovered by living in a house. They often cannot be discovered during the short period of the home inspection. (For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist like wind or debris build up. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.)

*No Clues: These problems may have existed at the time of the inspection but there were no apparent clues as to their existence. Our inspections can only realistically be based on the past performance of the house. If there are no clues of a past problem, it is unrealistic to assume that we should or could foresee a future problem at the time. Give us a call if you ever need further clarification or help with a question.

*Contractors Advice: Contractors opinions can often differ from ours depending on the situation. Don't be surprised if you call out three roofers and all of them say the roof needs replacement when I said that, with some minor repairs, the roof will last a few more years. Your real estate agents are often a great source for vetted trades. They have your best interest in mind and will give you the straight answers to make your decisions. You can always call us as well.

*Timing: Things can break the next day. My best advise is to take all issues in context. (How old are things/How have things been taken care of/Has something changed/Etc.)

*Last Man In Theory: While our advice represents the options that you have, many contractors are reluctant to undertake noted repairs vs just overall replacement. This often times is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with the possibility that is could leak again when he could re-roof the entire house for more money and reduce the likelihood of a call back. This is understandable, but your priorities should be the most important and those who do work on your home should ask the right questions to get you what you really need. I recommend leaning on your real estate agents for insight as to the best approach to answer your concerns.

*A contractor or service provider may ask, "Why Didn't They See It"? There are several reasons for an apparent oversight:

- Conditions During Inspection - It is often difficult for any of us to remember the circumstances in the house at the time of the inspection. It may have been sunny or snowing, there may have been storage items everywhere in the basement or the AC could not be turned on because the furnace was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- The Wisdom Of Hindsight - When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.
- A Long Look - If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems. Unfortunately, the inspection would take several days and would cost considerably more.
- We're Generalists - We can only take a generalist approach to home inspecting; we are not the specialists, even though we may have the experience and a broad knowledge base of homes. The heating contractor will indeed have more heating expertise than we do because that is all they do.
- An Invasive Look - Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We unfortunately don't have the freedom to perform any invasive or destructive tests.

***I hope this helps to give you a better understanding as to what to expect from your home inspection and when reading your report. PLEASE REMEMBER: We are ALWAYS happy to take your call and help you if needed. That is what we are here for. If you want to know what something costs or how to fix something, GIVE US A CALL! And also remember, your agents are a great resource for questions about your home, and are a great resource for any and all things surrounding your home.

I hope you find this report visually helpful and are able to clearly understand what you are looking at with your home.

Cheers!

Observations

1.1.1 Titan Home Warranty SALE

HOME WARRANTY AVAILABLE - UP TO $75 OFF!

Observation

***CALL TODAY! *** 206-222-6191

YES, this is US, **Titan Inspection Services** and we provide our **OWN Extended Warranties**. Woohoo!

When you need it in the event your WATER HEATER, FURNACE or APPLIANCES break, we've got you covered so you won't be surprised by these unforeseen additional expenses. We even can cover the ROOF.

*We GUARANTEE the best Prices and Coverage in the entire Warranty Industry and we only cover our clients locally with OUR TRADES we TRUST. No fluff, just coverage when you need it.

*Why not protect your Home Purchase or the Sale of Your Home for LESS THAN $35 A MONTH?

*Let us know, and we can coordinate it all at the CLOSING OF YOUR TRANSACTION. **NO MONEY DUE NOW! Woohoo!**

*We provide the same customer service you received during your inspection because Customer Service MATTERS and we ANSWER THE PHONE.

*We have THREE DIFFERENT WARRANTY coverage plans to meet your specific needs.

Click here to see all of our PLANS and fill out a simple form. We'll do the rest.

*Quick NOTE: We give you the options when you need it: You can either have us repair it, we can give you the money and you can do what you need on your own or we can apply it to and upgrade and you can pick out the new appliance that you want. We give you the control.

1.2.1 Weather

WEATHER AT TIME OF INSPECTION

Observation

1.3.1 Environment

SOME TREES AROUND THE PROPERTY

Observation

Some trees are located around the property. There is a possibility that tree debris will fall on the roof and clog the gutters. Recommend regular monitoring.

1.5.1 Utilities

METER INFO

Observation

Here is your utility meter info.

Recommendation

Recommend monitoring.

1.5.2 Utilities

ALL UTILITIES ON

Observation

All utilities were on at the time of the inspection.

1.6.1 Natural Hazards

NO SIGNIFICANT HAZARDS TO NOTE

Observation

2: EXTERIOR

		IN	NI	NP
2.1	Driveway	X		
2.2	Foundation - Poured Concrete	X		
2.3	Foundation - Slab on Grade			X
2.4	Foundation - CMU Block			X
2.5	Foundation - Mobile Home			X
2.6	Foundation - Post and Pier			X
2.7	Dryer Vents	X		
2.8	Side Vents - General Exhaust Vents	X		
2.9	Exterior Spigots/Plumbing	X		
2.10	Water Pressure	X		
2.11	Gas fuel Lines			X
2.12	Electrical Service Wires	X		
2.13	Exterior Electrical Wiring	X		
2.14	Electrical Plugs	X		
2.15	Electrical Conduit	X		
2.16	Exterior Lighting	X		
2.17	AC/Heat Pump			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical Service Wires: **Electrical Service Conductors**

Below Ground

General Information

Pavement and Hard Surfaces:

All walks, driveways or any paved surface should slope away from any building for proper drainage. Slabs that are improperly pitched may be repaired by mud jacking or replaced. Asphalt will deteriorate faster if regular maintenance is neglected. We recommend filling any large cracks and sealing the surface at least ever 5 years. This will minimize water and freeze damage and provide for the maximum lifespan.

Drainage:

Proper drainage is critical to the structural integrity of any building. Water can undermine footings, leak into crawlspaces or basements and create positive conditions for wood destroying organisms. Maintaining proper slope, grading and landscaping can all help keep water away from a building. Additional backfill and/or digging out soil is recommended where there is a negative grade. A minimum slope of 1" per foot for 4' will help, and more is better. Always remember to keep soil 6" from wood contact and out of the foundation vents.

Landscaping Surfaces:

All landscaping surfaces accept water at different rates. On occasion a particular planting bed or mulching material can trap water next to a structure. With the proper grade, grass is usually a good ground cover near homes. Be careful with other landscaping items like plastic edging, wood, railroad ties, and alike to make sure border items don't dam up water next to the house. It is a good idea to walk around your home during a hard rain to see how your home's systems are dealing with excess water.

Gutters and Downspouts:

All gutters, downspouts and/or splash blocks must be cleaned and functional to keep roof runoff from damaging the home. Poorly maintained gutter/drainage systems are the most common source for wet basements, crawlspaces, and other water damage. Window wells are rarely a problem with rainwater but can collect runoff from improper grading. There are covers available to help keep out leaves, debris and even deflect water if needed.

Retaining walls:

Some retaining walls can be damaged by water accumulation behind the wall exerting pressure. This condition can be improved by removing the backfill and replacing it with course gravel and perforated drain pipe. The system is completed by adding drainage holes to keep water from accumulating.

Railings:

All raised walking surfaces, decks or porches that are more than 18" off the ground should have a railing. All stairs with more than 3 steps need to have a handrail. Openings for all railings must be small enough to prevent children from getting through.

Exterior Wood Surfaces:

All exterior wood surfaces should be treated regularly with paint or stained. Some wood such as redwood and cedar are naturally resistant to decay and are not always painted or stained. All other wood surfaces with the exception of pressure treated lumber should be maintained regularly.

Fasteners for all decks and patios:

All metal fasteners should be galvanized or aluminum to resist rust, especially near salt water. Post and beam joists should always have positive connections. There are 2 types of metal hardware connectors that are used and at times you may see 2x4's being used as well. When properly installed, these connectors significantly strengthen the structure. Also, long lag bolts and joist hangers with proper TICO nails should be installed to hold the structure up against the home. When not properly applied, the deck or patio can detach from the home.

Driveway: Driveway

Asphalt

Driveways can perform a lot of functions. Driving cars and trucks over them, washing vehicles on them, kids play area etc. There are a few key factors that go into a well-functioning driveway. They all need to have proper slope for water run-off (away from the house preferable). When its concrete, expansion joints are important for controlled cracking, otherwise they just crack wherever it can. Controlling the water that is directed on them and drained off of them is important as well. Proper care and upkeep can preserve the life of a driveway for many years.

Observations

2.1.1 Driveway

Observation

DRIVEWAY IS OK

The driveway is in good shape at this time. Recommend regular care and maintenance to keep any standing water off and away from the driveway.

2.1.2 Driveway

DRIVEWAY CRACKING IS MINOR

Observation

I noticed minor cosmetic cracks which indicate slight movement in the soil. I recommend monitoring for further settlement. The key is to not have any areas of standing water or extreme run off towards this area.

2.1.3 Driveway

STANDING WATER IN DRIVEWAY

Observation

Standing water will eventually fill in the pores of the concrete/asphalt and over time cause it to crack and/or settle. Recommend monitoring these areas.

2.2.1 Foundation - Poured Concrete

SOME FOUNDATION CRACKS

Observation

Foundation cracks are common and most concrete cracks over time in some shape or form. That's not to say that all cracks are created equal: Some cracks are from a new foundation and come from the concrete curing and drying out, while some cracks come from settlement or differential or slight movement. Settlement may be from water draining near the house or the soils shifting over time. The key is understanding how this may or may not affect your home as an investment.

Recommend monitoring for more serious shifting/displacement or possibly calling a foundation specialist if you deem necessary. Even after calling these specialists, it is also important to consider the age of the home, area that it is in and whether any work done will help in the matter or enhance the value of the home. If things have settled and corrective measures have already been taken in terms of water management and or soil management, then it may just be a matter of managing things going forward to see if things are continuing to shift and accepting that this is pretty common in older homes or houses in your area. If a house has settled, but this is pretty common in the area that it is in, then often times money spent to make things "right" isn't always necessary but may make you sleep better at night. But this does not mean that everyone has these same values and or believes the same thing.

The key is making sure any water that comes from the gutters or possible hydro static water pressure (water pushing up from the ground) is directed away from the foundation is really important.

***Recommend always sealing any foundation cracks with epoxy on houses with finished basements if there is any potential for water intrusion. Sometimes basements get finished on the inside and the concrete walls are not properly sealed. It's always a good idea to seal any cracks to impede any water from getting in when it rains.**

*Here is a link for the type of epoxy to get:

Click Here for the link

Recommendation

Contact a qualified professional.

2.7.1 Dryer Vents

MISSING DRYER VENT

Recommendation

Recommendation

Contact a handyman or DIY project

2.9.1 Exterior Spigots/Plumbing

Observation

SPIGOT IS NOT FROST FREE

The spigot is not frost free. In the winter, this faucet could freeze and break the line causing water damage. By putting a frost cap over the spigot in the winter you can minimize the potential for damage.

It would be ideal to replace the spigot with a frost free one. Recommend contacting a qualified professional to take a look and give you some options for replacement.

Recommendation

Contact a qualified plumbing contractor.

2.9.2 Exterior Spigots/Plumbing

Recommendation

MISSING/BROKEN HANDLE OR CAP

The exterior faucet was missing the handle or cap. Recommend repair or replacement.

Recommendation

Contact a qualified plumbing contractor.

2.10.1 Water Pressure

Recommendation

WATER PRESSURE NOT TESTED DUE TO ,MISSING HANDLE

2.12.1 Electrical Service Wires

Observation

ELECTRIC SERVICE

2.14.1 Electrical Plugs

EXTERIOR PLUGS

Observation

The exterior plugs are in functional condition.

2.15.1 Electrical Conduit

ELECTRICAL CONDUIT OK

Observation

2.16.1 Exterior Lighting

NOT SURE IF EXTERIOR LIGHT WORKS

Observation

Did not come on with the switch when we tried it. Usually this means the light may be controlled with a photocell or may just need a new light bulb.

Recommendation

Contact a handyman or DIY project

2.16.2 Exterior Lighting

LOOSE LIGHT FIXTURE

Observation

The exterior light fixture is loose. Recommend securing to ensure water can't get into the fixture and that it won't fall.

Recommendation

Contact a handyman or DIY project

2.16.3 Exterior Lighting

BROKEN, MISSING OR DAMAGED LIGHT FIXTURE

Recommendation

Recommend repair or replacement as needed.

Recommendation

Contact a qualified handyman.

Unit 4

3: WALKS / PORCH / PATIO / DECK

		IN	NI	NP
3.1	Walkways & Porch	X		
3.2	Patio			X
3.3	Exterior Stairs	X		
3.4	Exterior Railings	X		
3.5	Decking Boards	X		
3.6	Decking Waterproof Surface	X		
3.7	Deck Ledger against house	X		
3.8	Deck Under Framing	X		
3.9	Porch Roof			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Walkways & Porch: **Walkways**

Present

Walkways are generally a hard surface put in place for people to walk on. The substrate that they were set on and the materials used will determine the lifespan and durability over the years. Roots, unmitigated water flow and improper substrate can all contribute to settling, cracks and deterioration. Yearly maintenance and care are important in order to extend the overall lifespan.

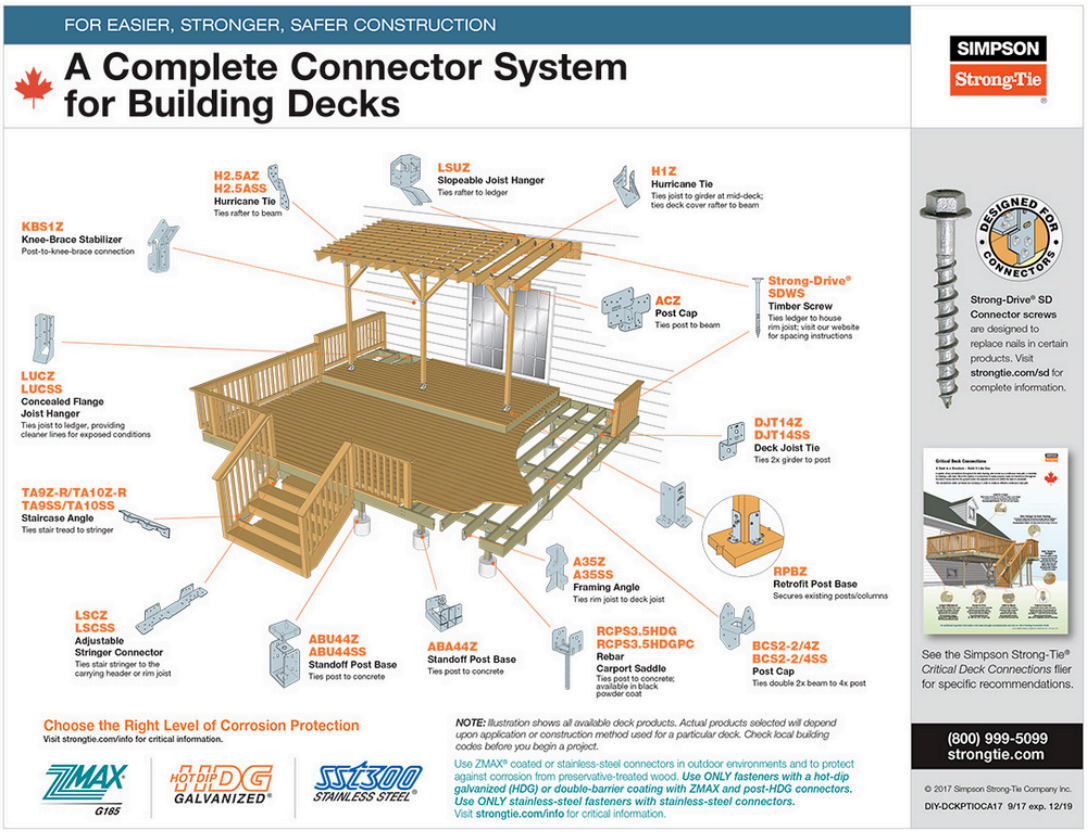
Patio: **Patio**

Not Present

Patios can be made out of all types of materials: concrete, concrete pavers, bricks, treated lumber, etc. They all are subject to settling, cracking, and deterioration over time. Maintenance on patios is generally an annual task to help preserve their life. It is very important to stay on top of their maintenance and care. Maintenance can consist of blowing them off, pressure washing, sealing, and possibly treating. It is also important to re-direct any downspout drainage or standing water away from them.

Deck Under Framing: Deck Components and Recommended Hardware

*Here is a layout of the deck components and the hardware for them. Remember that all decks are assembled differently and in different era's per the codes at this time. This is mainly a guide for you to know what is part of a deck system and areas where you may want to add additional components and or support as needed.



Observations

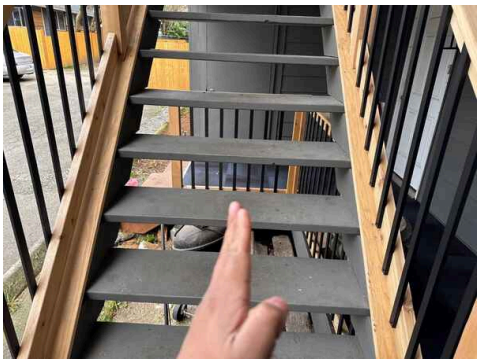
3.3.1 Exterior Stairs

STAIRS COULD USE ADDITIONAL CENTER STAIR STRINGER FOR SUPPORT

Observation

Recommendation

Contact a handyman or DIY project



3.4.1 Exterior Railings

EXTERIOR RAILINGS

Observation

The exterior railings are in functional condition.

3.4.2 Exterior Railings

RAILING NEEDS TOUCH UP

Observation


3.6.1 Decking Waterproof Surface

THE DECKING NEEDS SOME WATERPROOF COATING APPLIED TO PROTECT THE WOOD SHEETING FROM ROT

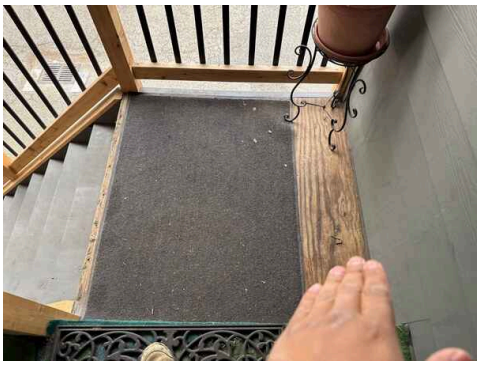
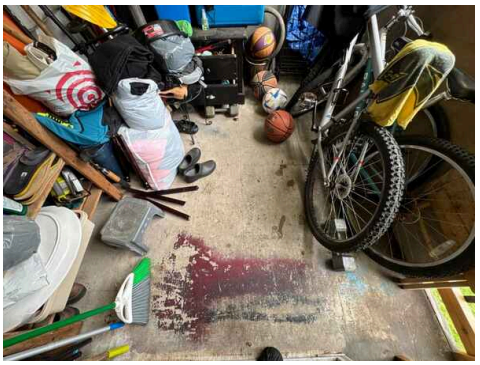
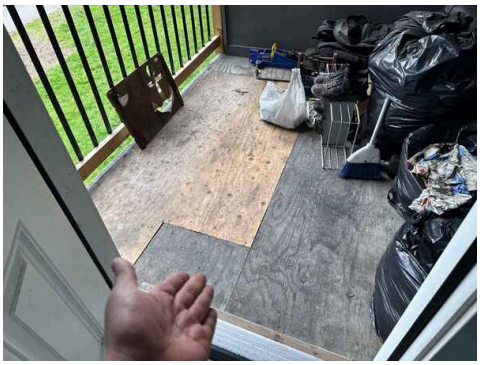
Observation

You can use a product called GACO. I added a link to the product below.

Click here for the link

Recommendation

Contact a qualified professional.


3.8.1 Deck Under Framing

DECK UNDER-FRAMING IS FUNCTIONAL

Observation





3.8.2 Deck Under Framing

UNABLE TO FULLY INSPECT DUE TO HEIGHT CLEARANCE

Recommendation

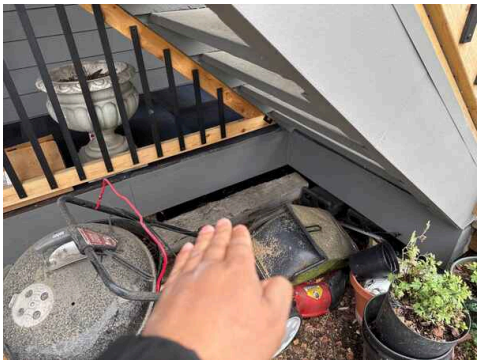
Contact a qualified professional.

Recommendation

3.8.3 Deck Under Framing

RECOMMEND CLEARING THE DEBRIS FROM UNDERNEATH

Observation



4: EXTERIOR - DOORS / WINDOWS / SIDING / TRIM / SOFFITS

		IN	NI	NP
4.1	Eaves/Soffits	X		
4.2	Exterior Doors/Hardware	X		
4.3	Doorbell	X		
4.4	Slider Door			X
4.5	Windows	X		
4.6	Siding	X		
4.7	Siding Damage	X		
4.8	Siding Paint	X		
4.9	Flashing for Siding	X		
4.10	Fascia and Trim	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Siding : Siding Material
Hardie

Siding : Siding Style
Lap

Windows: Window Type
Double Pane Windows

There are many types of windows in the homes in our area. Everything from aluminum to wood clad to vinyl to single pane glazed windows. All of them perform differently and wear differently. They all require regular care and proper operation. If not take care of, they will wear out prematurely or require more expensive repairs.

The key elements to look for in windows is that they open correctly, the screens are in place, the weep holes and tracks remain clean and that they are cleaned regularly. In addition, wood clad windows will need to be treated regularly. It is also a good idea to check the caulking regularly and make sure the exterior trim paint is maintained.

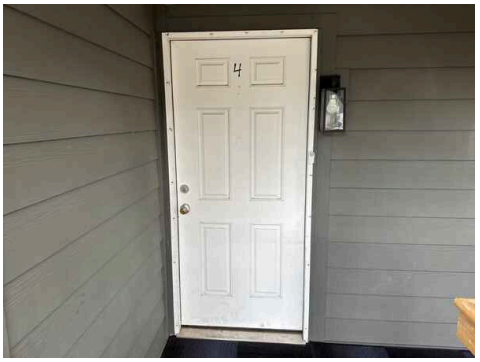
Observations

4.2.1 Exterior Doors/Hardware

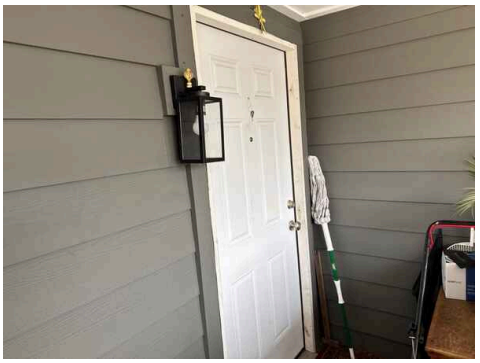
Observation

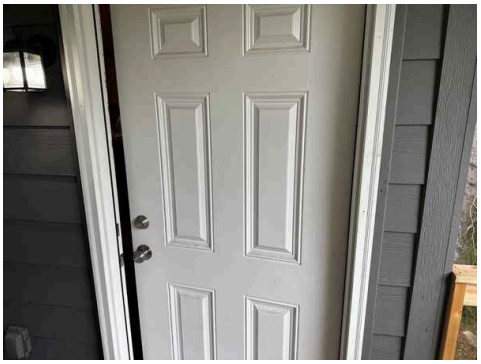
DOORS ARE OK

The doors were in good operating condition at the time of inspection.







4.2.2 Exterior Doors/Hardware

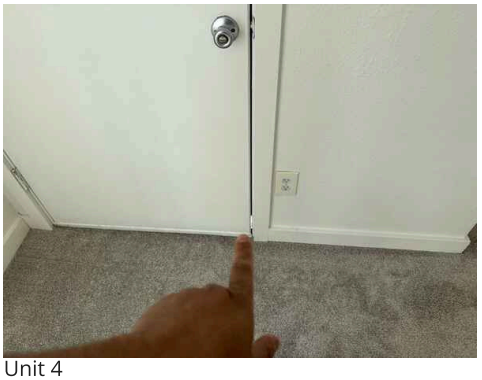
Observation

WEATHERSTRIPPING MISSING OR DAMAGED OR NEEDS DOOR ADJUSTED TO PRESS AGAINST IT FOR PROPER SEAL

Recommend installing the proper weatherstripping for the door and/or setting the latch so the door presses against the weatherstripping. Having the door properly sealed will prevent air movement through the opening.

Recommendation

Contact a handyman or DIY project


Unit 4

4.5.1 Windows

Recommendation

WINDOW APPEARS TO HAVE A BROKEN SEAL

*One or more windows appear to have a broken seal.

You can either replace the glass in the window frame or replace the whole window and frame. Most commonly the double paned glass is what is replaced. You can also just leave them the way that they are they are just a bit less energy efficient.

*Another tip is to check if the windows are under extended warranty and you may be able to be replaced prior to the sale of the house. Usually these warranties are void once a house is sold, so its good to check before.

Recommendation

Contact a qualified window repair/installation contractor.



4.6.1 Siding

SIDING IS OK

Observation

The siding is in good condition at this time.



4.6.2 Siding

SIDING IS TOO CLOSE TO THE GROUND OR CONCRETE

Observation

Siding in contact with the ground or soil is a concern because it can provide direct access for wood destroying insects and or moisture. It is recommended to maintain a minimum ground clearance of 4" from the ground and 2" from hardscapes and or 1/2" from a concrete surface. The key is to give the siding some clearance so that it can drip dry and not remain wet for an entire rainy season or all year long even. It is also recommended to have a 2% grade to help drain any surface water away from the house.

*These areas can also let water into the home or crawlspace and should be addressed as needed to protect the home.

Recommendation

Recommended DIY Project

4.6.3 Siding

HOUSE PAPER VISIBLE

Observation

Recommend trimming it back.

Recommendation

Contact a handyman or DIY project

4.7.1 Siding Damage

NO SIDING DAMAGE TO NOTE

Observation

4.8.1 Siding Paint

SIDING PAINT

No major noticeable deficiencies at this time

Observation

4.10.1 Fascia and Trim

EXTERIOR TRIM NEEDS TOUCHUP IN SPOTS

Recommendation

The trim is in need of some updated caulk and/or paint.

*Recommend scraping, priming, caulking where needed and painting with a good quality paint.

*Here is a link for a good quality caulk:

Click here for the link

Recommendation

Contact a handyman or DIY project

4.10.2 Fascia and Trim

FASCIA AND TRIM DAMAGED/MISSING IN SPOTS

Observation

Recommend installing/replacing trim where needed.

Recommendation

Contact a qualified carpenter.

4.10.3 Fascia and Trim

Recommendation

THERE ARE IMPROPERLY PENETRATED NAILS

Recommend caulking and painting over penetrated nails. Recommend properly setting any under penetrated nails.

*Below is a link to the caulk that I recommend using:

Click here for the link

Recommendation

Contact a handyman or DIY project

5: YARD / GRADING / DRAINS

		IN	NI	NP
5.1	Vegetation, Yard Stuff	X		
5.2	Tree and Bush concerns	X		
5.3	Yard Sprinklers			X
5.4	Drains	X		
5.5	Fence			X
5.6	Other Structures			X
5.7	Grade and Retaining Walls	X		

IN = Inspected NI = Not Inspected NP = Not Present

Observations

5.1.1 Vegetation, Yard Stuff

Observation

VEGETATION IS OK

Just small vegetation and everything is ok at this time. I recommend keeping all vegetation trimmed down and away from the house structure at least 12" to allow the siding to dry out after a rain.

5.2.1 Tree and Bush concerns

Observation

TREE BRANCHES ARE TOO CLOSE TO THE HOUSE/ROOF

I recommend trimming large tree branches at least 5' away from the house. Bushes and plants should be 12" away from the siding for the house to dry out. These branches can also be a way for rodents to get into your attic or house.

Recommendation

Contact a qualified landscaping contractor

5.2.2 Tree and Bush concerns

Observation

FEW LARGE TREES IN THE YARD

Recommend making sure these trees are properly thinned so that they don't trap the wind in a wind storm.

Also, I recommend watching the root growth to make sure it does not begin to affect the homes foundation, sewer line, downspout drain lines, yard drains, walks, patio or driveway in any way. Maintenance and removal of large tree's will need to be performed by professionals with the proper tools and safety gear.

Trees need maintenance and care throughout their life, just like anything else. Some trees are not meant to be isolated by themselves or are too large for the area that they are planted in. Contact an arborist or tree professional with any questions you may have to better understand how to interact with them.

Recommendation

Contact a qualified tree service company.


5.4.1 Drains

NEED TO CAP THE UNUSED DRAINS

Observation

5.4.2 Drains

DRAIN TO KEEP AN EYE ON

Observation

Keep an eye on this drain to make sure it is clear of debris and working properly at all times. If not, I recommend contacting a professional drain expert to inspect or clean out as needed.

5.7.1 Grade and Retaining Walls

NEGATIVE GRADING TOWARD HOUSE

Observation

Grading is sloping towards the home in some areas. This could lead to water intrusion and possible water in the crawlspace or basement and/or foundation issues.

*Recommend controlling any water that heads toward the home with proper drainage. I also recommend checking and maintaining any/all drains and checking the crawlspace periodically to make sure any exterior water is properly managed and going where it's supposed to.

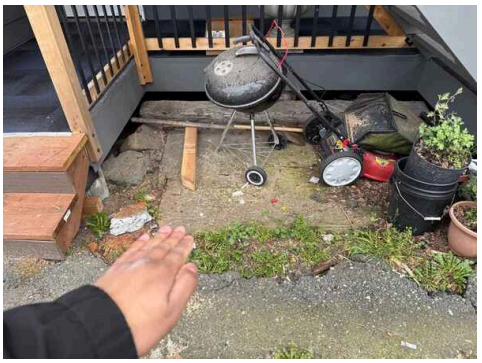
Below is a link discussing negative grading.

Click here for the link

Recommendation

Contact a qualified landscaping contractor





6: ROOFING MATERIAL

		IN	NI	NP
6.1	Roof Accessibility	X		
6.2	Roofing Material	X		
6.3	Roof sheeting	X		
6.4	Underlayment material	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Roofing Material

Asphalt

Standards of Practice

As Home Inspectors we are NOT required by the Standards of Practice to give you a remaining lifespan on your roof. That said we feel that having some idea would be important to us if we were buying a home, so we try our very best to help you as you make this big decision. Our estimated lifespan is by no means a GUARANTEES that the roof will hold up for this period of time, but we are giving you our estimate based on what we are seeing physically, whether we feel we can deduce how long the roofing has been in place, how long a type of roofing traditionally last for and our years of experience looking at roofs and trying to help people with home inspections. If you have concerns with our estimate, we recommend getting an evaluation from an HONEST AND PRACTICAL roofing contractor. Just remember that MOST roofing contractors will try to talk you into a new roof vs repairing it and especially towards the end of its life no matter if you can extend its life with repairs or not. WE LEAN towards getting as much life out of a roof that we can, and we know there are many factors that play into whether a roof will hold up or not. It's extremely important that you get an honest, fairly priced, hard working roofer that wants to earn your trust and business and to help you vs one that just wants to sell you on a new roof.

It is always best to run any of your concerns or ideas by your Real Estate Agent, Home Inspector or Trusted Family Member or Friend prior to making any decision on your roof. In looking at your roof, we are trying to assess the type and quality of the roofing, how long the roof has been on the house, whether it was installed properly, how they have cared for the roof, whether it's in adequate shape or if it needs to be replaced. If we tell you that we feel you can get more life out of a roof, it is because we are trying to help you get an accurate assessment of the roof vs just writing it off and saying that the roof is shot and needs to be replaced. Repairs are a normal thing with the care on a roof and especially towards the end of it's life. The best way I feel we can explain this is by giving you a little calculation as to how to determine the value on a roof and what value is potentially remaining: (Lets say you roof is worth $15,000 new and its a 30 Year product. That means its worth $500 per year if the roof were to go to full term. So if someone were to recommend a new roof 5 years early vs repairs, the equation I would calculate is, what's it gonna cost me for repairs vs throwing the roofing away or in the garbage. So if its say 5 years early and that would be throwing $2500 ($500 per year x 5 years = $2500) away and repairs would be $1500, then I would say you may want to try REPAIR vs Replace because you would be throwing away more than its worth to keep it. Just REMEMBER, contractors know this and will try to boost the repair amounts up to persuade you out of them and to get the full re-roof job. It can take work to get ahold of the right people. Call us til you get what you need.

Its also really important to know what a roof cost's prior to getting estimates on your roof. For starters, it should be around $5-$5.50 per SF of Roofing for any basic roof replacement. Other specialty roofs like Presidential, Wood Shingles or Metal Roofs can be double this cost or more and at times may be required in some neighborhoods with HOA's, etc. The price can also go up on even a 30 year composition roof depending on the complexity, steepness of the pitch, quality of roofing product and other things like sheeting that may need to be replaced. Most houses just need a 30 Year Composition Roof. Ask your agent for guidance if needed or give us a call.

Layers of Roofing Materials

1 Layer

It is always a good idea to remove the old roofing when installing an new roof. In some instances people will overlay the existing roofing with a new layer of roofing over the old roofing to save time and cost. This is not the best way to do it, but often times is functional. You may also see more layers of roofing overlayed with newer roofing. The next time you go to re-roof the home, it is recommended that you remove all of the roofing and inspect the roof sheeting and repair as needed.

How to look for a roof leak

Here is a good article on how to look for a roof leak:

Click here for the link

Observations

6.1.1 Roof Accessibility

LIMITED INSPECTION FOR SAFETY

Observation

I was unable to safely walk the entire roof due to its steep slope and or conditions. I inspected the roof-covering materials and components from a ladder and from the ground. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, I recommend that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.

6.1.2 Roof Accessibility

Observation

LIMITED INSPECTION BY DRONE

I was unable to safely walk the entire roof due to its steep slope, height and or conditions. I inspected the roof-covering materials and components with a drone and from the ground. Not all portions of the roof were visible with a drone. A full roof inspection will require special safety equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, I recommend that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.

6.2.1 Roofing Material

Observation

5 YEARS OR LESS OF LIFE LEFT

***As Home Inspectors we are NOT required by the Standards of Practice to give you a remaining lifespan on your roof. That said we feel that having some idea would be important to us if we were buying a home, so we try our very best to help you as you make this big decision. Our estimated lifespan is by no means a GUARANTEE that the roof will hold up for this period of time, but we are giving you our estimate based on what we are seeing physically, whether we feel we can deduce how long the roofing has been in place, how long a type of roofing traditionally last for and our years of experience looking at roofs and trying to help people with home inspections. If you have concerns with our estimate, we recommend getting an evaluation from an HONEST AND PRACTICAL roofing contractor. Just remember that MOST roofing contractors will try to talk you into a new roof vs repairing it and especially towards the end of its life no matter if you can extend its life with repairs or not. WE LEAN towards getting as much life out of a roof that we can, and we know there are many factors that play into whether a roof will hold up or not. It's extremely important that you get an honest, fairly priced, hard working roofer that wants to earn your trust and business and to help you vs one that just wants to sell you on a new roof.

***It is always best to run any of your concerns or ideas by your Real Estate Agent, Home Inspector or Trusted Family Member or Friend prior to making any decision on your roof. In looking at your roof, we are trying to assess the type and quality of the roofing, how long the roof has been on the house, whether it was installed properly, how they have cared for the roof, whether it's in adequate shape or if it needs to be replaced. If we tell you that we feel you can get more life out of a roof, it is because we are trying to help you get an accurate assessment of the roof vs just writing it off and saying that the roof is shot and needs to be replaced. Repairs are a normal thing with the care on a roof and especially towards the end of it's life. The best way I feel we can explain this is by giving you a little calculation as to how to determine the value on a roof and what value is potentially remaining: (Lets say you roof is worth $15,000 new and its a 30 Year product. That means its worth $500 per year if the roof were to go to full term. So if someone were to recommend a new roof 5 years early vs repairs, the equation I would calculate is, what's it gonna cost me for repairs vs throwing the roofing away or in the garbage. So if its say 5 years early and that would be throwing $2500 ($500 per year x 5 years = $2500) away and repairs would be $1500, then I would say you may want to try REPAIR vs Replace because you would be throwing away more than its worth to keep it. Just REMEMBER, contractors know this and will try to boost the repair amounts up to persuade you out of them and to get the full re-roof job. It can take work to get ahold of the right people. Call us and we can help you get what you need.

*We feel that the roof has 5 years or less left on it with some repairs and ongoing care. It has lived the majority of its life, but you should be able to get a few more years if you keep an eye on it. **You may need to do a few repairs now or during that time**. You can often times extend the life of your roof with proper care, clearing off the debris and making repairs when needed to get the full life out of it.

ALWAYS remember that it is much easier for a Contractor or even Home Inspector to say that a roof is shot vs taking a more pragmatic approach. Just because a roof may eventually leak or is currently leaking, this does not always mean that you have to wholesale replace it. Repairs are ALWAYS an option, even on old roofs. Regular inspections and care of the roof can maintain its function and extend its life. Making repairs can extend the life of your existing roofing without the cost of a full replacement.

*We recommend blowing off the roof as needed to keep debris off the roof and to keep the gutters clean.

*We also recommend treating for moss as needed to prohibit moss growth. Here is a link for some moss treatment:

Click here for the link

Recommendation

Contact a qualified roofing professional.






6.2.2 Roofing Material

Observation

15+ YEARS OF LIFE LEFT

***As Home Inspectors we are NOT required by the Standards of Practice to give you a remaining lifespan on your roof. That said we feel that having some idea would be important to us if we were buying a home, so we try our very best to help you as you make this big decision. Our estimated lifespan is by no means a GUARANTEE that the roof will hold up for this period of time, but we are giving you our estimate based on what we are seeing physically, whether we feel we can deduce how long the roofing has been in place, how long a type of roofing traditionally last for and our years of experience looking at roofs and trying to help people with home inspections. If you have concerns with our estimate, we recommend getting an evaluation from an HONEST AND PRACTICAL roofing contractor. Just remember that MOST roofing contractors will try to talk you into a new roof vs repairing it and especially towards the end of its life no matter if you can extend its life with repairs or not. WE LEAN towards getting as much life out of a roof that we can, and we know there are many factors that play into whether a roof will hold up or not. It's extremely important that you get an honest, fairly priced, hard working roofer that wants to earn your trust and business and to help you vs one that just wants to sell you on a new roof.

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*With proper care we feel that the roof has 15+ years left on it. You can often times extend the life of your roof with proper care, clearing off the debris and making repairs when needed to get the full life out of it.

ALWAYS remember that it is much easier for a Contractor or even Home Inspector to say that a roof is shot vs taking a more pragmatic approach. Just because a roof may eventually leak or is currently leaking, this does not always mean that you have to wholesale replace it. Repairs are ALWAYS an option, even on old roofs. Regular inspections and care of the roof can maintain its function and extend its life. Making repairs can extend the life of your existing roofing without the cost of a full replacement.

*We recommend blowing off the roof as needed to keep debris off the roof and to keep the gutters clean.

*We also recommend treating for moss as needed to prohibit moss growth. Here is a link for some moss treatment:

Click here for the link





6.4.1 Underlayment material

Observation

#15 FELT PAPER FOR STANDARD ASPHALT ROOFING

The roof appears to have #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

7: ROOF MAINTENANCE

		IN	NI	NP
7.1	Maintenance Items	X		

IN = Inspected NI = Not Inspected NP = Not Present

Observations

7.1.1 Maintenance Items

Recommendation

DEBRIS ON THE ROOF

I recommend cleaning the roof and gutters as needed and maintaining the roof annually.

Recommendation

Contact a qualified handyman.

7.1.2 Maintenance Items

Recommendation

FLAT ROOF HAS PONDING

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. I recommend keeping an eye on the roof to make sure debris doesn't build up and the materials are continuing to hold up.

Recommendation

Contact a qualified roofing professional.

8: ROOFING COMPONENTS

		IN	NI	NP
8.1	Roof Top Deck			X
8.2	Roof vents/Flapper vents	X		
8.3	Flashings	X		
8.4	Plumbing and Combustion Vents	X		
8.5	Skylights			X
8.6	Gutters	X		
8.7	Built In Gutters			X
8.8	Downspouts	X		
8.9	Chimney - Brick	X		
8.10	Chimney - Wood Chase			X
8.11	Chimney - Steel Vent/Side Vent			X
8.12	Chimney Cap	X		
8.13	Chimney flue	X		
8.14	Chimney flashing	X		

IN = Inspected NI = Not Inspected NP = Not Present

Observations

8.2.1 Roof vents/Flapper vents

Observation

ROOF VENTS ARE OK


8.3.1 Flashings

Observation

NO VISUAL FLASHING DEFICIENCIES

I observed no real deficiencies with the roof flashing at this time.

8.4.1 Plumbing and Combustion Vents

Observation

PLUMBING VENT IS OK

Plumbing ventilation boots appear to be in good shape at this time from what I can see.

8.6.1 Gutters

Recommendation

SOME SECTIONS OF GUTTER ARE MISSING

Recommend repairing or replacing as needed for the gutters to work properly.

Recommendation

Contact a qualified gutter contractor


8.6.2 Gutters

Observation

GUTTERS CAN BE TRICKY TO UNDERSTAND DEPENDING ON CONDITIONS

It can be challenging to know if the gutters slope the wrong way or if the gutters are properly attached or functioning properly. If the gutters have been just cleaned or the yard recently landscaped, this can make it difficult to see if this is happening. It is important to check on your gutters when it rains to see if everything is draining properly, etc. It is also important to see if the underground drainage system is actually working when it rains. Sometimes they can be clogged and the rain water gurgles out at the surface because the lines fill up with water and then overflow onto the yard till it stops raining.

*I recommend checking on the gutters and downspouts when it rains to make sure everything is flowing correctly and make repairs if needed.

8.8.1 Downspouts

Observation

OLD DOWNSPOUT CONNECTIONS




8.9.1 Chimney - Brick

Observation

CHIMNEY IS OK

The chimney appears to be ok at this time. Recommend regular inspection and maintenance to keep it in good shape.


8.9.2 Chimney - Brick

Recommendation

CHIMNEY IS RUSTING

Recommend painting with rust inhibiting paint

Recommendation

Contact a handyman or DIY project


Unit 4

8.12.1 Chimney Cap

Recommendation

CHIMNEY HAS NO CAP/SPARK ARRESTOR

The chimney(s) had no spark arrestor. I recommend that all chimneys have an approved spark arrestor installed by a qualified contractor to prevent pest entry and to help protect the roof-covering materials from potential chimney-source ignition.

Recommendation

Contact a qualified professional.


8.12.2 Chimney Cap

Recommendation

CHIMNEY CAP METAL NEEDS PAINT

Recommend painting with a rust inhibiting paint.

Recommendation

Contact a qualified handyman.


8.13.1 Chimney flue

Observation

CHIMNEY FLUE DISCLAIMER

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although we may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue is a natural result of the wood-burning process it is a potential fire hazard.

8.14.1 Chimney flashing

Observation

CHIMNEY FLASHING IS OK

9: INTERIOR - DOORS, WINDOWS, STAIRS, COUNTERTOPS, WALLS/CEILINGS AND FLOORING

		IN	NI	NP
9.1	Doors	X		
9.2	Slider doors			X
9.3	Windows	X		
9.4	Floors - General Condition	X		
9.5	Floors - Carpet	X		
9.6	Floors - Hardwoods/Laminate	X		
9.7	Floors - Vinyl	X		
9.8	Floors - Tile	X		
9.9	Walls and Ceilings	X		
9.10	Trim/Hardware	X		
9.11	Steps and Stairways			X
9.12	Railings and Handrail			X
9.13	Cabinets	X		
9.14	Countertops	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Countertops : Countertop Material
Formica, Tile

Countertops : Cabinetry
Wood

Walls and Ceilings: Wall Material
Drywall

Quick note:

Most drywall material and mud for the joints installed prior to 1970 may have asbestos in it. Here is a little article explaining it all:

Click here for the link

*If you have any questions or feel that you want to get it tested, let us know and we can take samples with the owners permission and can send them off to the lab for testing for you. (There is a fee to do this and for the lab testing)

Observations

9.3.1 Windows

Observation

WINDOWS ARE OK

Windows were in workable condition at the time of inspection.

9.3.2 Windows

Observation

WINDOW SILL HAS EVIDENCE OF WATER/CONDENSATION

There is evidence of water intrusion or condensation on the window sills. This issue can be from the windows sweating and producing condensation or possibly a leaking seal or damaged caulking or lack of ventilation in the home. It also can be from improper interior ventilation or use of ventilation.

*Recommend proper use of ventilation in the home or unit.

*Also, you may want to upgrade the windows at some point in time as well.

Unit 8

9.4.1 Floors - General Condition

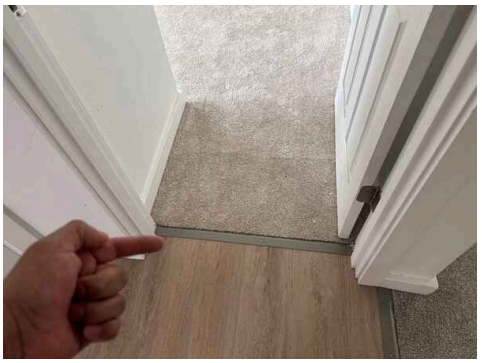
Observation

KEEP AN EYE ON FLOORING TRANSITIONS

I recommend keeping an eye on these areas and getting in the habit of stepping over them instead of directly on them. Not taking care of these areas will result in the flooring surfaces deteriorating or wearing out prematurely.

When there is carpet not properly transitioned the carpet can fray over time. Also, if there is laminate, debris can get stuck under the laminate flooring.

*The key is to protect the flooring from getting broken down quicker than the other surface or to protect the edges of any floating floor.



9.5.1 Floors - Carpet

Observation

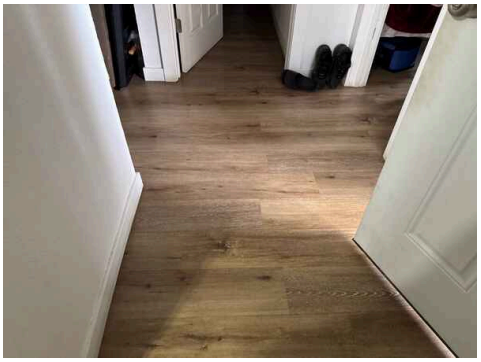
CARPET IS OK

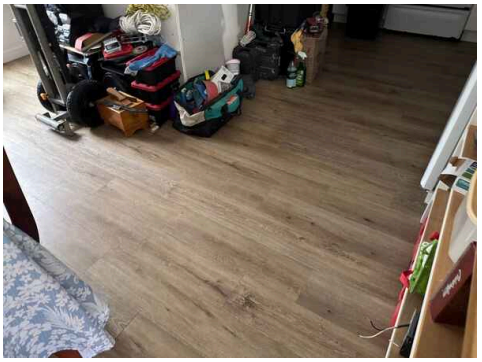
Recommend regular care and maintenance to extend the longevity of the carpet.

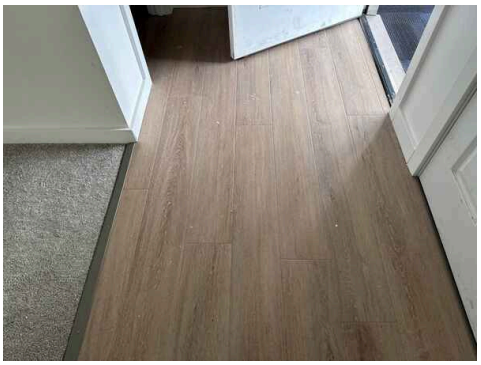
9.6.1 Floors - Hardwoods/Laminate

Observation

HARDWOOD/LAMINATE FLOORS ARE OK







9.9.1 Walls and Ceilings

Recommendation

MOISTURE STAINING

Stains on the walls or ceiling were visible at the time of the inspection and appear to be the result of some kind of a moisture issue. The source of moisture may have been corrected, or it may still be an active issue. Recommend cleaning and treating properly and pursuing further invasive examination by a qualified professional to provide more clarity as to the source of the issue as needed.

Recommendation

Contact a qualified professional.

Unit 8

9.10.1 Trim/Hardware

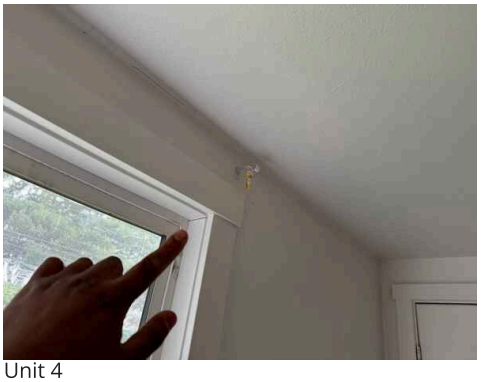
Observation

TRIM NEEDS TOUCH UP

Recommend caulking and painting the trim as needed.

Recommendation

Contact a qualified handyman.



Unit 4

9.10.2 Trim/Hardware

Observation

TRIM IS PUFFING UP DUE TO MOISTURE

Recommend replacement as needed and properly sealing the ends to prohibit additional damage. MDF trim is not recommended in wet areas.

Recommendation

Contact a qualified handyman.

Unit 8

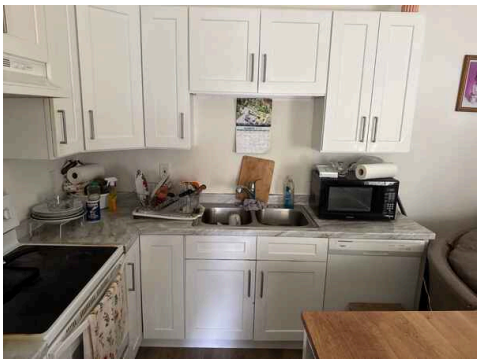
Unit 8

9.13.1 Cabinets

Observation

CABINETS ARE OK

The cabinets are in good shape at this time relative to their age, quality and care.



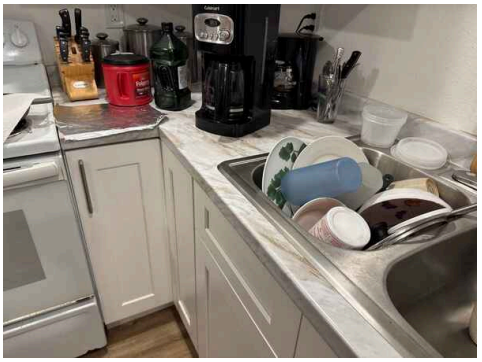

9.14.1 Countertops

Observation

COUNTERTOPS ARE OK

The countertops are in good shape at this time relative to their age, quality and care.






9.14.2 Countertops

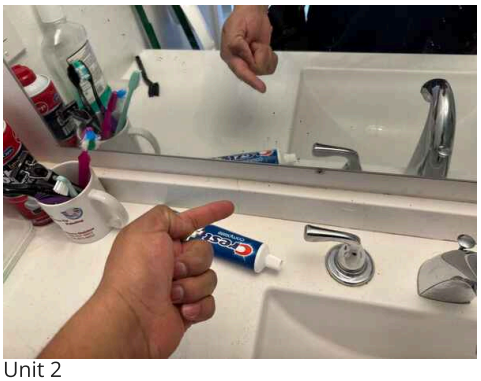
Observation

BACKSPLASH NEEDS CAULK/GROUT REPAIRS

Recommend silicone or sanded caulk as needed.

Recommendation

Contact a qualified handyman.



Unit 2

10: APPLIANCES

Information

Oven/Cooktop: **Range/Oven Energy Source**

Electric

General Information

General:
Below is information about the inspection process relative to each appliance. Generally we are not required to test all the appliances but we do try to test them whenever possible in an effort to get you as much information as we can about what you have. If you are concerned with the durability and/or full functionality of the appliances, we recommend getting a one year warranty for the house and appliances. This will make sure everything is covered in the event that things are not how they seemed at the inspection.

Washing Machine:
When we test the washing machine we do not run full cycles as that is a lengthy process and we would potentially not be there when the cycle finishes and or the washer could drain onto the floor or something like that and create another set of issues. If the unit is hooked up, the water is turned on and there is power to the unit and there are no clothes in the unit, we will attempt to test the unit. We then will check to see that water is running into the unit and that it drains without issue. We do not run the washing machine if there are personal items in it or if we are told that the washer and dryer do not come with the house.

Dryer:
When we run the dryer, we try to make sure it turns on and the vent is properly connected to the unit and run to the outside. Sometimes we cannot see if the unit will heat up because it has a moisture sensor and we don't have any wet clothes in the unit to verify this. If we feel it needs service, we will try to let you know, but we cannot know everything there is to know about the unit without having wet clothes to dry in a full cycle and see how everything works. We are a bit limited in what we can test during an inspection and what we are authorized to do. We do not disconnect the vent to look inside for lint build up, but will note what we can see at the termination if we can see it. It is always a good idea to have the dryer vents cleaned periodically, especially if they go up to a rooftop termination vent.

Disposal:
We test the disposals using the available switch to see if it comes on and whether it makes excessive noise and or has excessive vibration.

Dishwasher:
We test dishwashers usually on a rinse cycle to see if it water runs into the unit and that it begins the cycle. We will then turn it back off to stand there and watch it drain to make sure everything is working properly. We do not run full cycles because we can't stand there to monitor it for up to 2 hours. If there are delicate items in there or someone is using it for storage or something like that we will not run it.

Oven/Cooktop:
We test ovens and cooktops for function by turning them on, letting them heat up and then turning them off. We do not test them for temperature relative to a setting.

Microwave:
We test the microwave for function but we do not test them for cooking efficiencies or temperatures. We will look for the type of venting it is setup for, whether the screens are in place and whether the stove light works when applicable.

Range hoods:
We test range hoods and vents on microwaves for function and we determine if they are venting to the outside or just back into the kitchen. We also test them to ensure they are drawing air properly and whether the screens are in place.

Refrigerator:
We test the fridge to see if it's running but we do not test them for exact temperatures and or their efficiency. We also test the ice and water dispenser if you have them to see if water and ice dispense or not. We will observe if any drawers or trays are damaged if we can see them and try to tell you if we feel there is an issue.

Observations

10.1.1 Garbage Disposal

Observation

GARBAGE DISPOSAL IS OK

The disposal was functional at the time of inspection. The disposal was tested with water running but not under load.



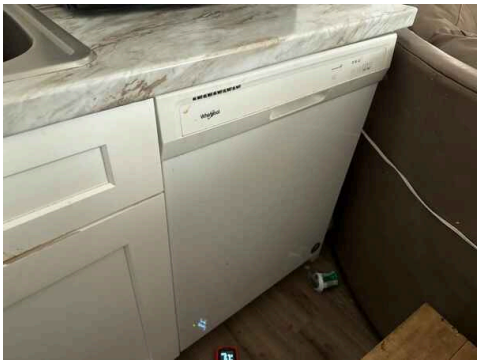
10.2.1 Dishwasher

Observation

DISHWASHER IS OK

We start the dishwasher in the normal cycle; once there is water in it, we drain it and put a moisture meter on the floor after it is drained.

At the time of the inspection, we observed no deficiencies in the condition and operation of the dishwasher.






10.2.2 Dishwasher

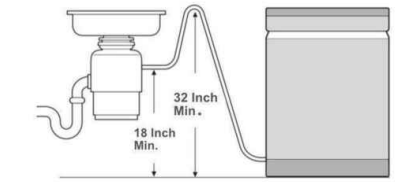
Observation

NO SLACK LOOP OR AIR GAP FOR DISHWASHER DRAIN

Recommend keeping an eye on the draining of the dishwasher. If it ever doesn't drain properly, I would adjust the drain line so there is a slack loop so the water does not back-flow into the dishwasher.

Recommendation

Contact a qualified handyman.



Slack loop example picture


Unit 6


Unit 8


Unit 2

10.3.1 Oven/Cooktop

Observation

COOKTOP IS OK

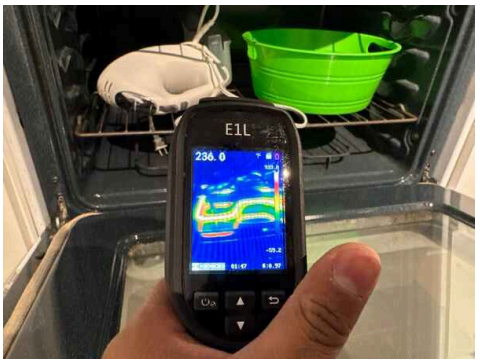
The cooktop appears to be in good working condition at this time.

10.3.2 Oven/Cooktop

Observation

OVEN IS OK

The oven appears to be in good working condition.

10.3.3 Oven/Cooktop

LOOSE HANDLE

Observation

Recommendation

Contact a handyman or DIY project


Unit 6

10.4.1 Microwave

MICROWAVE IS OK

Observation

Microwave is working at the time of inspection.


10.5.1 Range Hood

DRAFT HOOD IS OK

Observation

The draft hood is working and venting to the outside.


10.5.2 Range Hood

Recommendation

EXHAUST TERMINATES BACK INTO THE KITCHEN

This is not the optimal way of venting a range. Recommend venting the exhaust to the outside whenever possible, not only for safety, but also for a better cooking environment. Recommend contacting a qualified contractor to look into the options for venting the draft hood to the outside.

*If this is a gas range and it drafts back into the kitchen, it is even more important to draft to the outside due to the oven or burners possibly creating Carbon Monoxide and the vent not drawing it to the outside while running. Always recommend vent to draft to the outside with a gas range or cooktop.

Recommendation

Contact a qualified professional.


Unit 8


Unit 8


Unit 2


Unit 2


Unit 4


Unit 4

10.5.3 Range Hood

Observation

DRAFT HOOD LIGHTS NOT WORKING

There are missing or dead bulbs in the draft hood.

Recommendation

Recommended DIY Project


Unit 4

10.5.4 Range Hood

Observation

MISSING SCREENS

The draft hood is missing the screen.

Recommendation

Recommended DIY Project


Unit 4

10.6.1 Refrigerator

Observation

REFRIGERATOR IS OK

The refrigerator appears to be operable at the time of inspection.





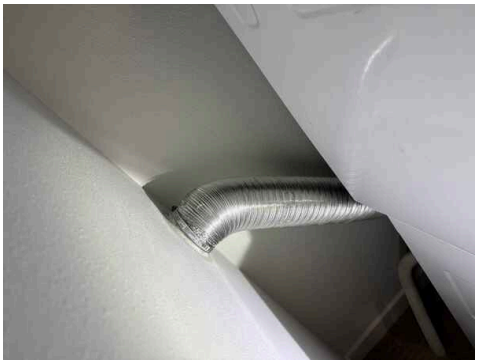


10.7.1 Washer/Dryer

Observation

WASHER AND DRYER TESTED

The washer and dryer appear to be in functional condition. Full cycles were not performed on either unit. The dryer was tested to verify it was getting hot and the washer was tested to the point of water in the drum and then drained.

10.7.2 Washer/Dryer

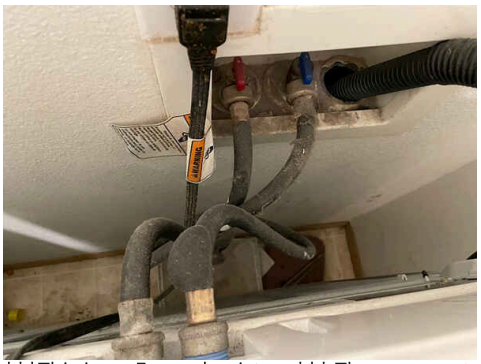
Observation

RECOMMEND STEEL BRAIDED HOSES

Recommend installing steel braided hoses to the washer.

Recommendation

Contact a qualified handyman.


This is an Example picture These are not your washer lines. This is an example of what can happen to non-steel braided lines. They can get a bulge and will eventually burst.

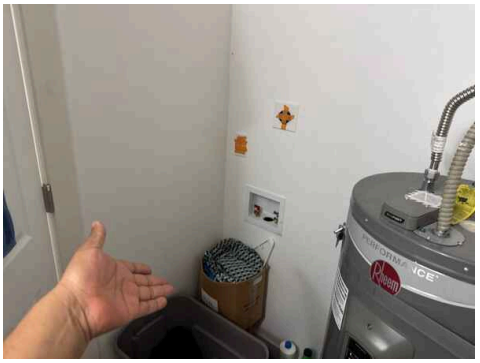

Unit 2

10.7.3 Washer/Dryer

WASHER AND DRYER HOOKUPS

Observation

Recommend using the proper braided washer supply water lines and the proper dryer venting kit with the proper band clamps.



11: PLUMBING

		IN	NI	NP
11.1	Main Water Shut-off Device	X		
11.2	Kitchen Sink/Faucet	X		
11.3	Hammer Valves	X		
11.4	Drain Lines	X		
11.5	Sewer Line	X		
11.6	Water Piping	X		
11.7	Water temperature	X		
11.8	Sinks	X		
11.9	Faucets	X		
11.10	Toilets	X		
11.11	Tub Itself	X		
11.12	Tile Mud Pan			X
11.13	Tub Controls	X		
11.14	Tub Shower Head	X		
11.15	Tub Surround/Door	X		
11.16	Jetted Tub			X
11.17	Water Heater Itself	X		
11.18	Water Heater - Drip Pan	X		
11.19	Water heater - Straps and Stand	X		
11.20	Water Heater - Pressure and Temp Relief	X		
11.21	Water Heater - Plumbing/Piping	X		
11.22	Water Heater - Electrical/Venting/Fuel Line	X		
11.23	Fire Sprinkler System			X
11.24	Well System			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Main Water Shut-off Device: Location
Laundry room

Water Heater Itself: Capacity
50 gallons

Sewer Line: Sewer clean out location
None found

Water Heater Itself: Location
Closet

Water Heater Itself: Power Source/Type
Electric

Water Source

Public water

Public water pressure can fluctuate from city to city, time of year, altitude, pressure reducing valves, mixing valves and ambient temperature. The main thing to take into account is that there is a difference between water pressure and water flow or load.

Here is a little explanation of Water Pressure VS Water Flow:

Water pressure and water flow power your plumbing system. It is important to know how each one works in your plumbing system. But what is the difference between these two terms? Knowing the difference will help you when any issues arise.

Water Flow Vs Water Pressure

Pressure is the continuous force exerted on an object by contact. Water pressure is the force that makes your water go through your entire plumbing system. Your water pressure is often based on the altitude of your home. For example, if you live in a city with a water tower, the pressure is set up for that water tower. The higher the water tower is, the higher that your water pressure will be. Water pressure is also affected by gravity. Water pressure can change even with the slightest change to your plumbing equipment.

Water flow is the amount of water that you have going through your pipes at any time. The flow of the water in your pipes will depend on how wide your pipes are, and the pressure of that water. If you have small width pipes, you can expect the water flow to be lower than pipes that have a wider width. When you have more taps on your water open, this can affect the pressure of your water. This will cause the water to come out at a slower flow.

Your Plumbing System, Pressure, And Flow

There is a simple way to describe the difference between water flow and water pressure. Water flow is the quantity of water coming out of your pipes. Water pressure is how hard the water flows out of your pipes. Things like friction can affect both water flow and water pressure. For example, if your pipes are full of sediment, it will cause your water pressure and flow to be low.

When There Is A Problem

If you want to change your water flow, you can adjust your faucet opening. To control your water pressure, you will want to find the water pressure regulator. You will usually find this near the main water line to your home. You can check your water pressure with a gauge. Before doing too much, if you are municipal water, check to see if your neighbors have low water pressure. If it is on the municipal end, you will need to call them to figure out what is going on.

- Some common problems that can affect your system to where you need a plumber include:
- Broken pressure regulator. A licensed plumber will need to replace this part.
- Closed shut-off valves. If you notice that you have low flow or pressure, first check the shut off valves to ensure they are open.
- Clogs. You will want to get rid of clogs as soon as possible.
- Leaks. Leaks can cause water pressure and water flow to be low. Getting these repaired as soon as possible is vital.
- Sediment build-up. Sediment can impede the flow of water. A local plumber can help to remove the sediment from your pipes.

Main Water Shut-off Device: Double Check Valve

Here is a link that explains what a double check valve is for and when they are needed. It is recommended to have them to protect against cross contamination with the potable water system.

Click here for the link

These are generally seen around fire sprinklers systems, yard sprinklers and boiler systems, etc. If you feel you may need/want one of these, I recommend discussing with your agent, home inspector or a trusted family member to discuss.

Water Piping: Piping Material

Galvanized, Pex

There are a few different types of piping materials out t here and they all have pros and cons to them. Galvanized piping will rust on the inside over time and may to such a degree that it will slow the water flow out of a faucets and you'll eventually want to upgrade it. Copper is a great piping product, but is very expensive these days and can corrode if not properly insulated against other metal piping materials. Pex piping is the new generation of piping that is easy to work with, can expand and contract and hold up if frozen but is easy to cut through or drill through if not careful. CPVC has been around for a while now. It is pretty easy to run, but it can freeze and crack if exposed to the cold and it is easy to break off in the wall if its not properly secured. And last, but not least, Polybutylene. It's kinda been labeled as a bad piping material that breaks down over time from the inside out and can corrode the fittings which can eventually spring a leak un-announced.

*In an nutshell, all plumbing needs to be protected and cared for in different ways. Know what you have and care for it as needed. Its always a good idea to insulate all water lines, properly secure them and run them in the proper way when installing. They also need to be secured properly.

Tub Itself: Tub Overflow Check

Recommend checking the overflow on your tub if you have one to make sure it doesn't leak if the tub water gets too high. This will allow the water to drain off vs overflow into your home.

We don't do this during the inspection because we don't want to have it leak and create damage that would need to be repaired. It's a pretty easy check once you've moved in.

To test it take the cover off, check all the parts and then run the water past the overflow drain.

Click here for the link

Water Heater Itself: Water Heater Age

0-10 years, 10+ years

*Tank water heaters that are more than 10 years are considered to have lived their life. There is no expiration date on a water heater, but it is good to know where the tank is at in its life cycle. These water heaters can go 20,30 or even 40 years before they need to be replaced, but it is good to know where you are at in that life cycle when buying or selling a home.

*Tankless water heaters are known to last 20 years or longer. Again, there is no expiration date on these water heaters, but it is safe to say that it is considered within its realistic lifespan when the heater is under 20 years old.

Water Heater Itself: Thermal Expansion Tank

Expansion Tank - Not really needed

*A water heater thermal expansion tank has been required for both original and replacement water heaters since the 2006 edition of the International Residential Code (IRC P2903.4) Now if your water heater was installed prior to this timeframe, it does not mean that your water heater does not work. It was brought into the picture to take the added expansion pressure put on the pressure and temp relief. In most cases this is not a major issue, but it can become an issue if the pressure and temp relief valve starts to leak over time.

*The IPC does not specifically require a thermal expansion tank to be installed with tankless water heaters. However, if a storage tank is used in conjunction with a tankless water heater in a closed system, which is sometimes the case with recirculation, then a means of controlling thermal expansion must be provided.

*Here is a picture of what one looks like:

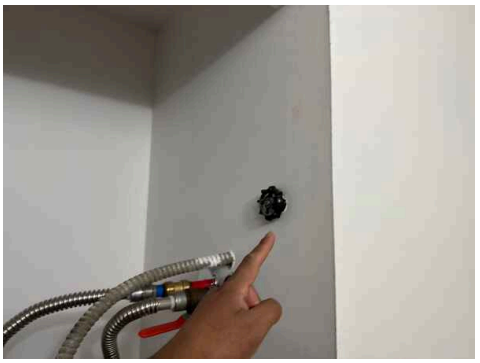
Observations

11.1.1 Main Water Shut-off Device

Observation

MAIN WATER SHUT OFF

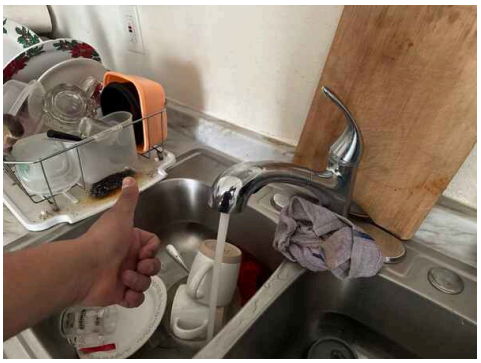
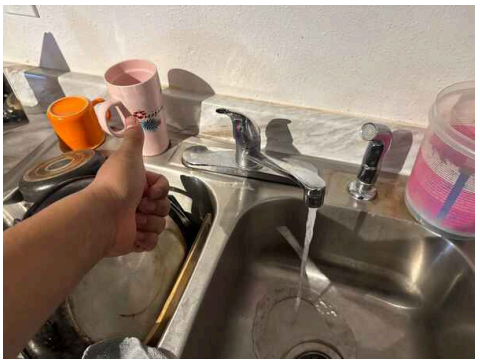
Recommend testing the water shut-off periodically for proper operation.



11.2.1 Kitchen Sink/Faucet

THE KITCHEN FAUCET IS OK

Observation




11.2.2 Kitchen Sink/Faucet

THE KITCHEN FAUCET IS LEAKING

Recommendation

Recommend further evaluation and repair or replacement as needed.

Recommendation

Contact a qualified handyman.

Unit 8

11.2.3 Kitchen Sink/Faucet

KITCHEN FAUCET NEEDS ATTENTION

Recommendation

Handle gets stuck. Recommend repairs as needed.

Recommendation

Contact a handyman or DIY project


Unit 4

11.2.4 Kitchen Sink/Faucet

Recommendation

LOOSE HANDLE

Recommendation

Contact a handyman or DIY project


Unit 4

11.3.1 Hammer Valves

Observation

HAMMER VALVES FOR DISHWASHER, WASHING MACHINE AND ICE MAKERS

I recommend installing hammer valves for any mechanical item tied to the water supply lines. This will reduce the stress on the water lines over time with these items turning on and off all the time. It is not a requirement, but rather a good idea.

Here is a link for you:

Click here for the link

Recommendation

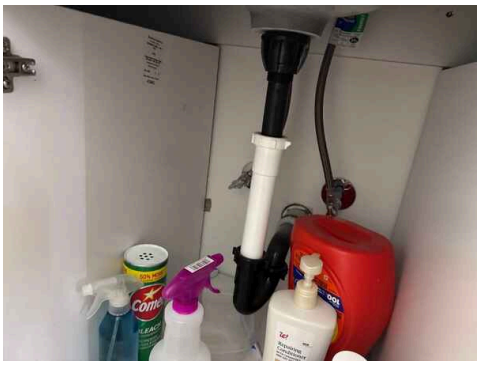
Contact a qualified handyman.

11.4.1 Drain Lines

Observation

DRAINS AND VENTS ARE OK

The drains and vents for sinks appear to be properly installed under the sinks. I ran the hot and cold water and everything appeared to run correctly.







11.5.1 Sewer Line

Observation

NO SEWER CLEANOUT FOUND

Recommend having a cleanout installed **outside**. Sometimes there are clean outs in the crawlspace or a vent stack or a smaller clean out under a sink, but these are limited access points and are often not what you need, when you need it. Accessing the sewer line from a crawlspace that is difficult to crawl is not very helpful as well. And lastly, sometimes there is actually an outside clean out that has been buried with dirt or mulch. If you are able to find one while gardening, you want to keep that exposed. It is usually a 4" round PVC cap. This will ensure you have access to your sewer line when needed.

*If you haven't already done so, we recommend getting a sewer scope so you can get eyes on your sewer line to verify the current condition. There could be issues that you can only figure out once you put a sewer camera down there to take a look. After all of our experience in scoping sewer lines, we now recommend that everyone gets a sewer scope to verify its condition.

Recommendation

Contact a qualified plumbing contractor.

11.6.1 Water Piping

Observation

WATER LINES ARE OK

I did not see any visible leaks or major problems at this time. Keep an eye on the plumbing under the sinks periodically to make sure everything is ok.

11.6.2 Water Piping

Recommendation

GALVANIZED PIPING WILL NEED REPLACING OVER TIME

Galvanized piping will rust and plug up over time. It will eventually need to be upgraded.

*You'll know when you're getting close to needing to upgrade when the water pressure begins to go down coming out of the faucets and tub controls. Galvanized piping is a functional plumbing, but rusts over time and will need upgrading.

Recommendation

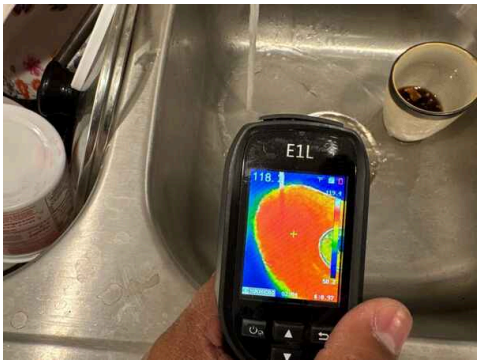
Contact a qualified plumbing contractor.


11.7.1 Water temperature

WATER TEMPERATURE

Observation

The standard temperature is 120 degrees.



11.8.1 Sinks

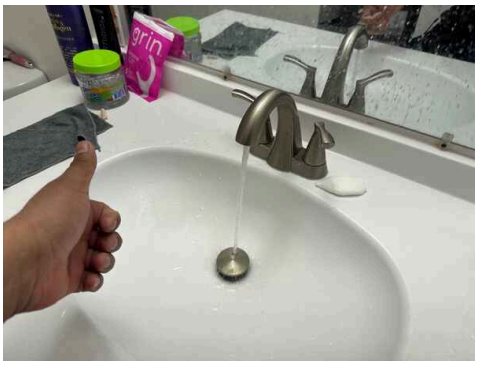
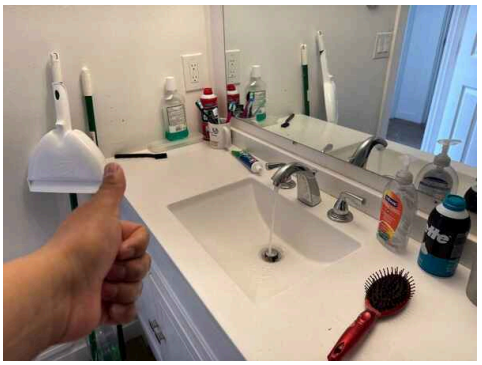
SINKS ARE OK

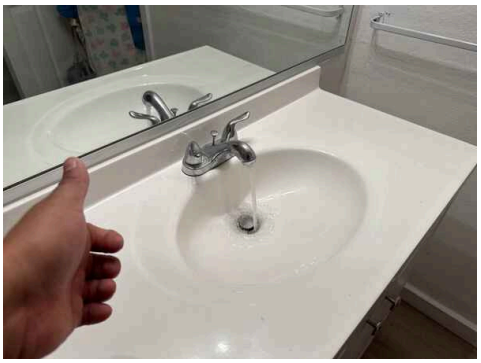
Observation

11.9.1 Faucets

FAUCETS ARE OK

Observation



11.10.1 Toilets

Observation

TOILETS ARE OK

Toilets were working ok at time of inspection.

*Toilets at times can become loose or may have been loose prior to us getting there for an inspection. They also can sometime leak and its difficult to detect it at the time of inspection or sometimes even after. The key is understanding how it all works and is attached and then you know how to work with it: So all floor mounted toilets attach to what they call a toilet flange Link to what a flange looks like and the toilet itself is secured with toilet bolts, washer and nut to hold it in place Link to what the toilet bolts can look like in place . Sometimes the bolts or nuts rust out and are hard to get off or even impossible to get off and need to be cut out. Under the toilet there is a wax ring or rubber flange Link to what a wax ring looks like under a toilet . We like the rubber ones if you ever want to replace or upgrade the wax rings in your house Link to rubber type toilet ring .

*If for any reason you find areas where you feel you need to pull the toilet or you just want to upgrade the wax ring, you may come across some discoloration, mold or mildew. If so, in most cases, you can treat the area if its not SUPER bad and then continue on with resetting the toilet properly, here is a product you can treat the area prior to resetting the toilet. Link for treating the area under the toilet for mold and mildew . You can apply this to the area around the toilet and even under the floor in the crawlspace if you have one if you feel the need. And if its of more concern, then I would recommend contacting Us or your Real Estate agent for a Handyman to come help you out if needed.

*Lastly, when setting the toilet, its a good idea to set the toilet and seal around the perimeter with a good quality "mold and mildew resistant" silicone. Link to some quality Mold Resistant Silicone . It's important to leave a 1" section behind the toilet un sealed with the silicone for if it ever was to leak so it can show you the leak out the back of the toilet if you ever have an issue where things are not properly sealed under the toilet and it can leak out the back of the toilet to see it and address the issue.

***Disclaimer: We cannot see under a toilet or all of the toilet bolts and caps or wax rings at the time of inspection. If you feel the need to replace a wax ring, you should. If a toilet was ever pulled by ANYONE, it should be properly reset by a Pro or someone to take the time to set it properly. If we ever need to pull a toilet for a sewer scope, we STILL recommend getting someone to properly set the toilet and possibly replacing the flange, the bolt kits, the caps, the wax ring, re-silicone things and even the flex line to the water supply.

11.10.2 Toilets

Recommendation

TOILET IS LOOSE AT THE BASE

Recommend pulling the toilet, replacing the wax ring and properly securing the toilet with flange bolts and caps and applying silicone around the base (make sure you leave a 1" gap at the back). By being loose, it may have or can create an issue of some damaged sheeting or flooring under the toilet. Recommend a good visual inspection, treating the area as needed with something like RMR-86 and making any of the repairs as needed when resetting the toilet.

Link for RMR-86:

Click here for the link

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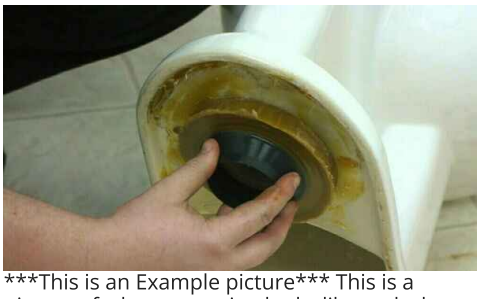
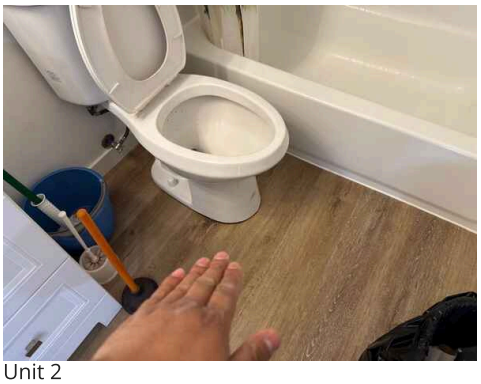
Recommendation

Contact a qualified handyman.


This is an Example picture This is an example of what it could look like under the floor if it is not addressed


This is an Example picture This is an example of what it could look like under the floor if it is not addressed


This is an Example picture This is a picture of what a wax ring looks like and where the wax ring goes


Unit 2

11.10.3 Toilets

EVIDENCE OF PAST OR CURRENT TOILET LEAK

Recommendation


Unit 8

There is an elevated moisture level around the base of the toilet which is indicative of a leak. Recommend a qualified professional evaluate and repair to prevent further water damage.

Recommend pulling the toilet, replacing the wax ring and properly securing the toilet with flange bolts and caps and applying silicone around the base (make sure you leave a 1" gap at the back). By being loose, it may have or can create an issue of some damaged sheeting or flooring under the toilet. Recommend a good visual inspection, treating the area as needed with something like RMR-86 and making any of the repairs as needed when resetting the toilet.

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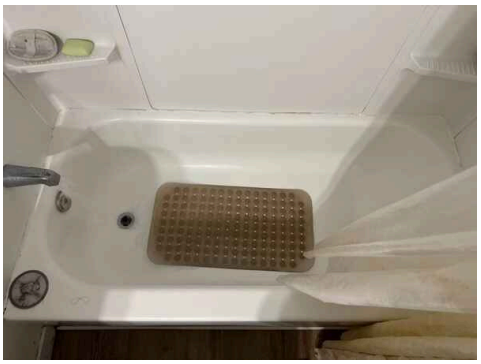
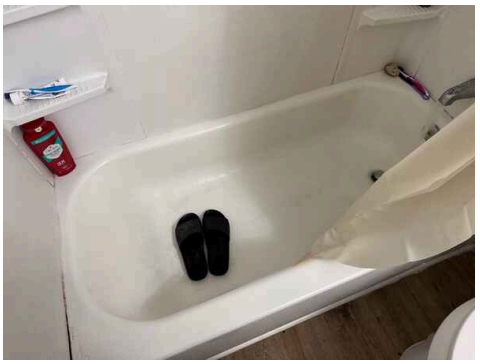
Recommendation

Contact a qualified plumbing contractor.

11.11.1 Tub Itself

Observation

TUB WAS FUNCTIONAL AT THIS TIME


11.11.2 Tub Itself

Observation

SHOWER/TUB HAS POOR DRAINAGE

Shower/Tub had slow/poor drainage. I recommend trying some drain cleaner to clear the drain or call a qualified plumber or Handyman for repair.

Recommendation

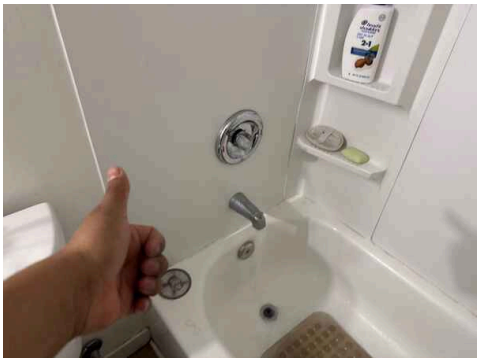
Contact a qualified professional.

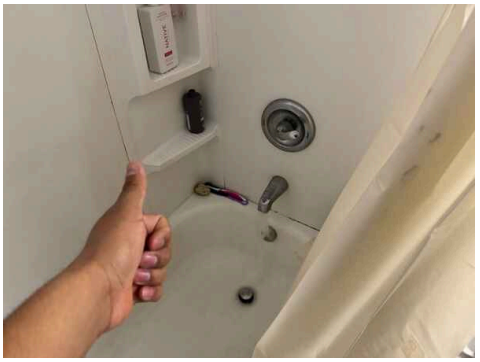
Unit 4

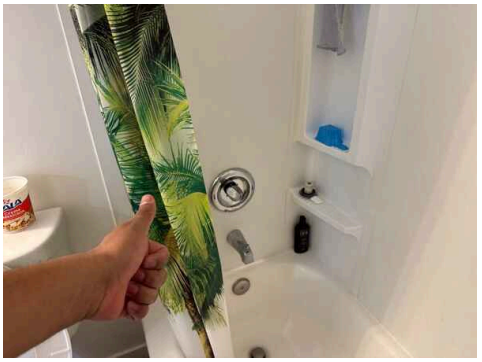
11.13.1 Tub Controls

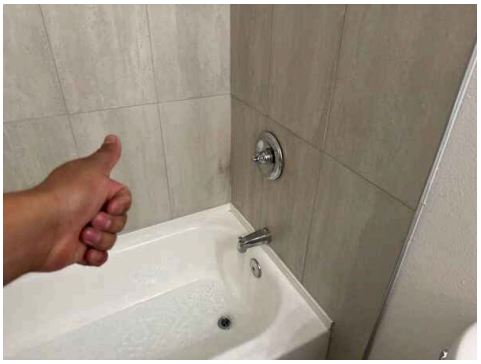
Observation

TUB CONTROL VALVE IS OK









11.13.2 Tub Controls

Recommendation

SHOWER DIVERTER DOES NOT FULLY DIVERT WATER TO THE SHOWER HEAD

Recommend replacing the spout.

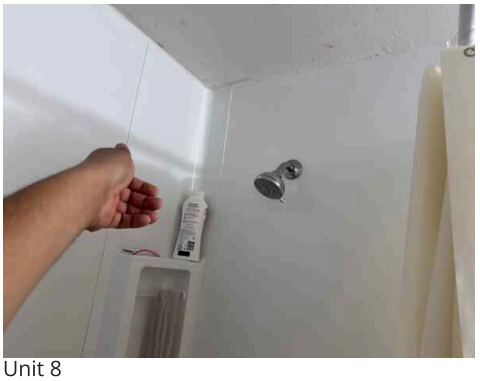
Here's a little article on how to replace the spout:

Click here for the link

Recommendation

Contact a qualified plumbing contractor.

Unit 8

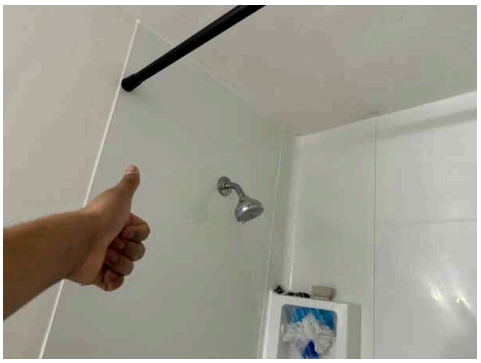


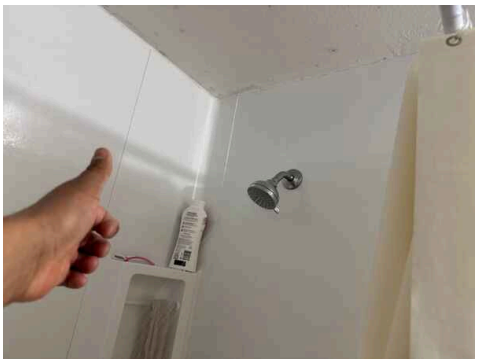
Unit 8

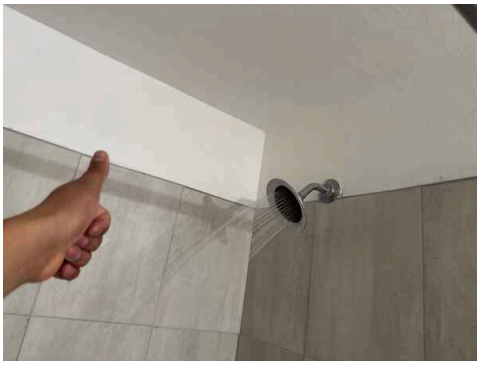
11.14.1 Tub Shower Head

SHOWER HEAD IS OK

Observation







11.15.1 Tub Surround/Door

TUB CAULK NEEDS ATTENTION

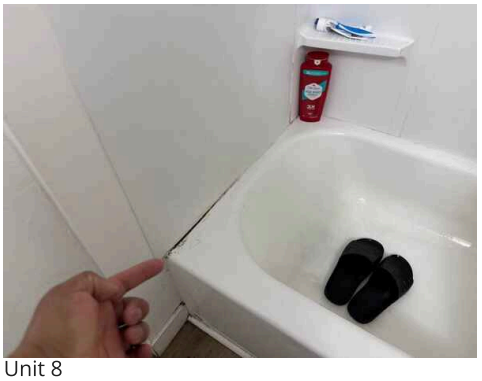
Recommendation

Recommend caulking both inside and outside the tub and keeping an eye on it periodically. Tub caulk is important to keep water away from the walls and floors. Click here for a video showing you the various areas that should be caulked.

*Recommend inspecting and sealing any/all areas in the shower that need sealant as needed.

Recommendation

Contact a handyman or DIY project



Unit 8

11.17.1 Water Heater Itself

Observation

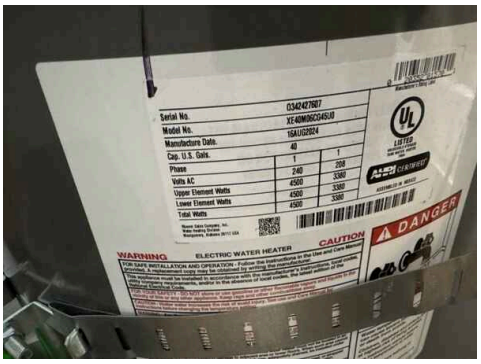
WATER HEATER IS OK

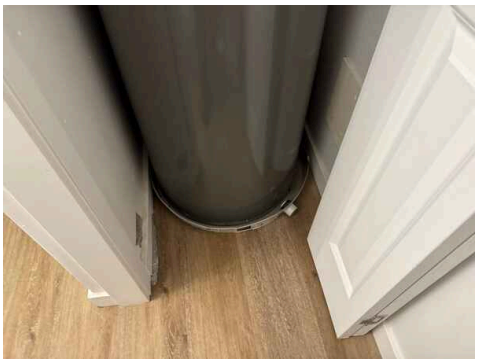
The water heater appears to be working correctly at this time.

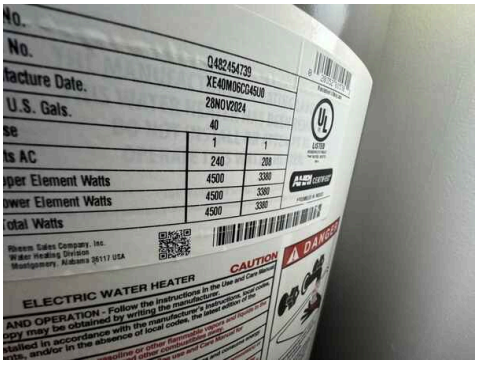


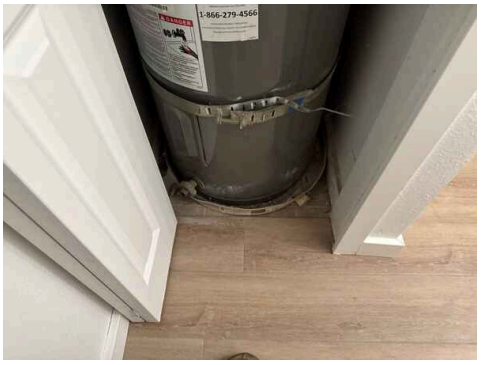


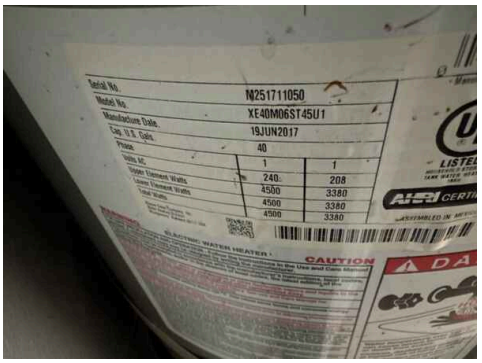








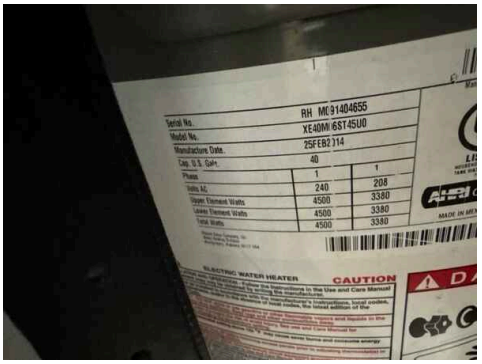


11.17.2 Water Heater Itself

Recommendation

CONVENTIONAL WATER HEATER IS OVER 10 YEARS OLD

The age of the water heater is not a direct determinate as to how long it will last, but it is a good gauge as to the life you may have left. Anything over 10-15 years old is considered getting older in age and towards the end of its functional life. Although we have seen tanks last over 20 years. Just wanted to make you aware of this.



11.18.1 Water Heater - Drip Pan

Recommendation

RECOMMEND ADDING A WATER ALARM TO THE PAN

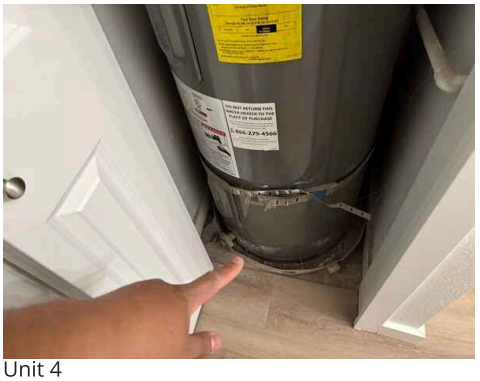
Here is a link to just one variety of water alarm.

Click here for the link

Recommendation

Recommended DIY Project

Unit 6



Unit 4

11.19.1 Water heater - Straps and Stand

Recommendation

NEEDS PROPER WATER HEATER STRAPS

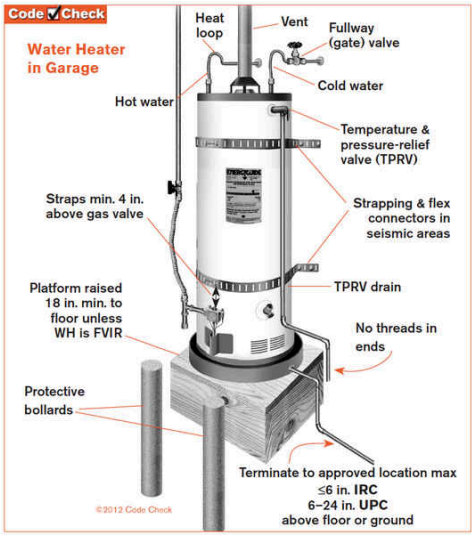
It is required to have a strap located at the top and bottom 1/3 of the tank and secured to the wall for earthquakes.

Here is a link for the proper type of straps:

Click here for the link

Recommendation

Contact a qualified handyman.




Unit 8

11.20.1 Water Heater - Pressure and Temp Relief

Observation

PRESSURE AND TEMP RELIEF IS OK

The pressure and temperature line is not supposed to leak any water unless there is a problem that needs to be addressed. If you ever see water coming out of the water heaters pressure and temperature relief drain line, contact a qualified technician to come take a look.

11.20.2 Water Heater - Pressure and Temp Relief

Recommendation

PRESSURE AND TEMP RELIEF LINE NEEDS ATTENTION PER CODE

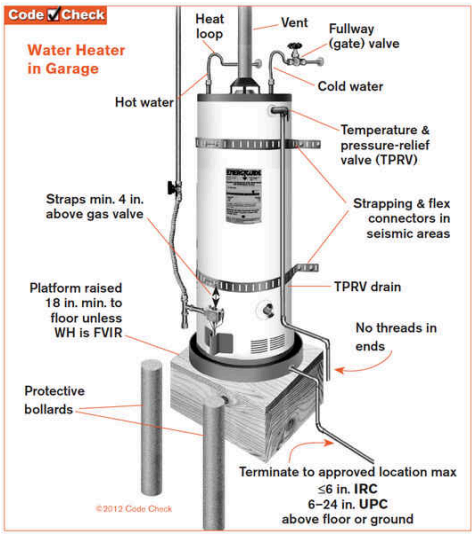
The discharge piping serving a pressure-relief valve, temperature-relief valve or combination valve shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed to flow by gravity.
10. Not terminate more than 6 inches (152 mm) above the floor or waste receptor.
11. Not have a threaded connection at the end of the piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section P2905.5 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.

*Basically, it needs to be run to within 6" of the floor or outside to the ground if the water heater is located inside the home and will damage the interior floors. Its mainly for the line to be run in a safe and functional way if it was to discharge in the event of too high of temperature or pressure. (It's a mechanical relief valve)

Recommendation

Contact a qualified plumbing contractor.



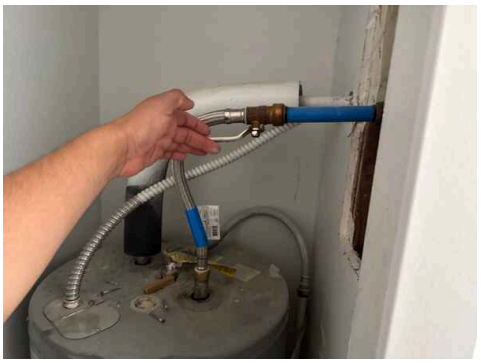

Unit 8


Unit 4

11.21.1 Water Heater - Plumbing/Piping

Observation

WATER HEATER SHUT OFF APPEARS TO BE OK

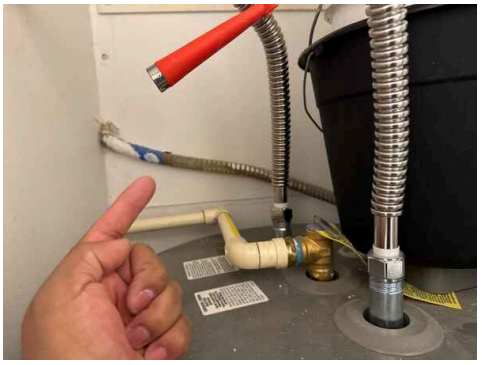


11.22.1 Water Heater - Electrical/Venting/Fuel Line

Observation

WATER HEATER ELECTRICAL OR VENTING OK






12: HEATING/FIREPLACE

		IN	NI	NP
12.1	Heating System	X		
12.2	Filters			X
12.3	Thermostat	X		
12.4	Ductwork/Radiators			X
12.5	Fuel Line			X
12.6	Vents and Flues			X
12.7	Fireplace/Woodstove			X
12.8	Gas logs			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Heating System: Energy Sources
Electric

Heating System: Heat Type
Electric Wall Heater

Heating System: Age of Furnace
NA

Fireplace/Woodstove: Type
NA

Observations

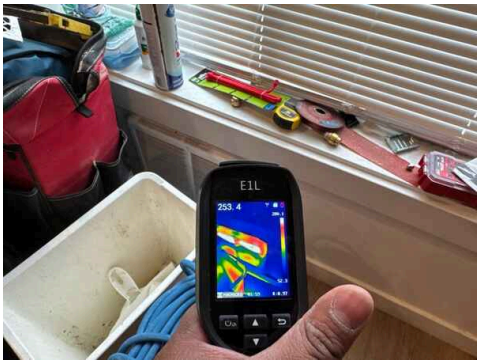
12.1.1 Heating System

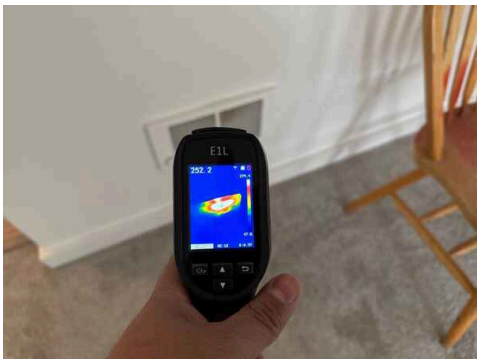
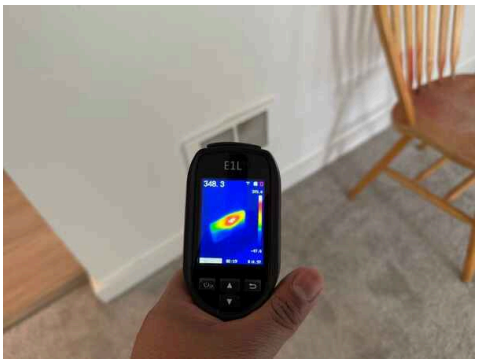
WALL HEATERS ARE OK

Observation





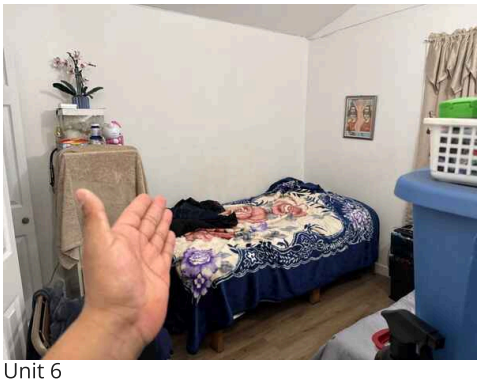




12.1.2 Heating System

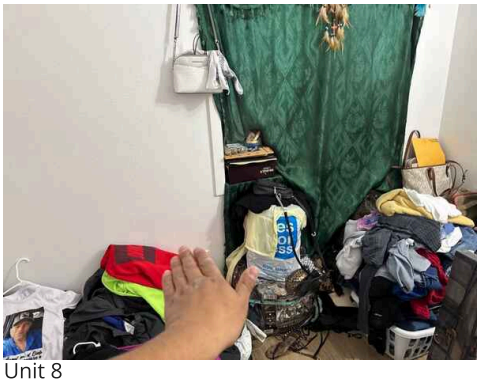
Observation

WALL HEATER NOT TESTED

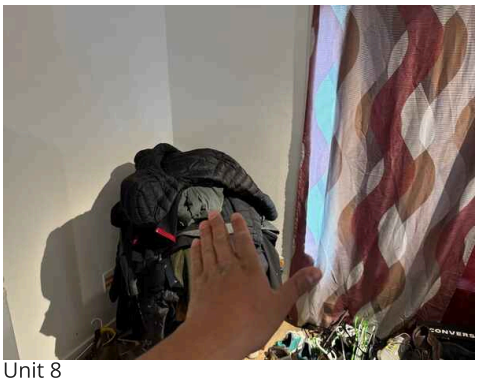
Per tenants the wall heaters all work. They do not use them as they have personal items covering them.


Unit 6


Unit 6


Unit 8


Unit 8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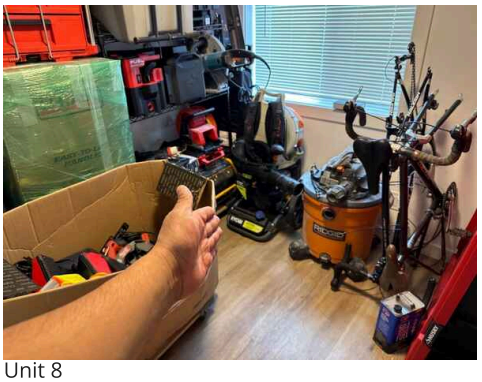
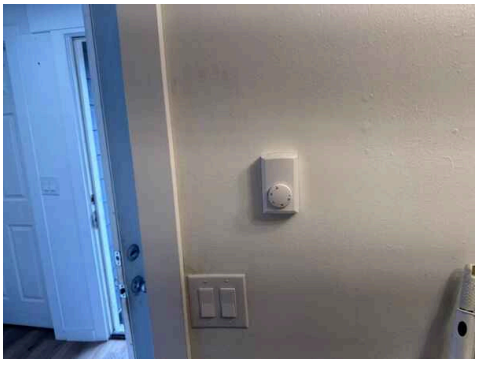

Unit 8

12.3.1 Thermostat

Observation

THERMOSTAT IS OK

The thermostat is working at this time.


13: ELECTRICAL

		IN	NI	NP
13.1	Panel / Sub-panels	X		
13.2	Circuits/Breakers/Fuses	X		
13.3	Low Voltage Panel			X
13.4	Backup Generator			X
13.5	Electric Car Plug In			X
13.6	Lighting Fixtures	X		
13.7	Bathroom/Utility Room Fans	X		
13.8	Switches	X		
13.9	Plugs	X		
13.10	Junction Boxes/Wiring	X		
13.11	GFCI & AFCI	X		
13.12	Ceiling Fans			X
13.13	Smoke Detectors	X		
13.14	Carbon Monoxide Detectors	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Panel / Sub-panels: Main Panel Location
Side of house

Circuits/Breakers/Fuses: Wiring Type
Romex

Panel / Sub-panels: Service Size
200 Amp

Most new electrical services for single family homes are 200 amps. Townhomes are usually 125-150 amp service disconnects.

*If you happen to have a service smaller that 200 amps, that does not automatically mean it does not work for the house. It was originally sized for the house and if there is not any new load put on the service, it will work just fine. If you plan to add more load to the existing service, then at that time you may need to upsize the service to accommodate the additional load. Your Electrician can help you out if/when this is ever needed.

*Also, its important to take into account that we are trending toward more LED lights and more efficient equipment that continues to reduce the overall electrical load on the house. But in some cases when you want to add something like an EV hookup for a car, you may need to upsize the service in these instances. And again an Electrician can help you with this.

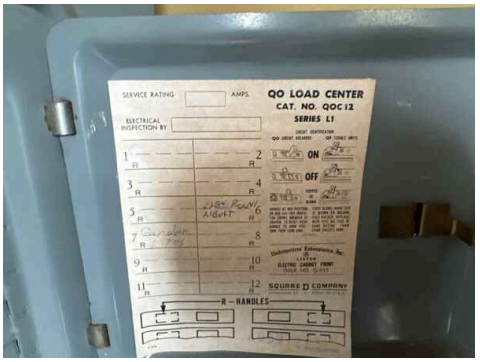
Observations

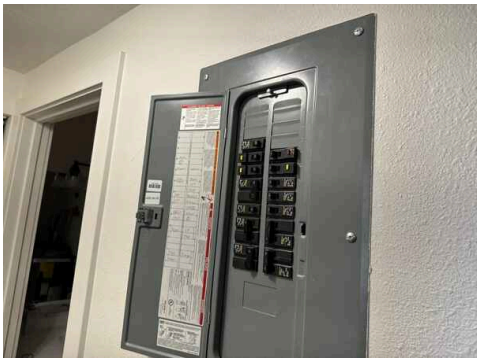
13.1.1 Panel / Sub-panels

Observation

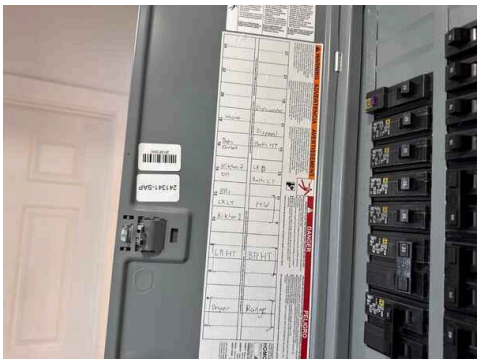
PANEL IS OK

The electric panel appears to be operational at this time.











13.2.1 Circuits/Breakers/Fuses

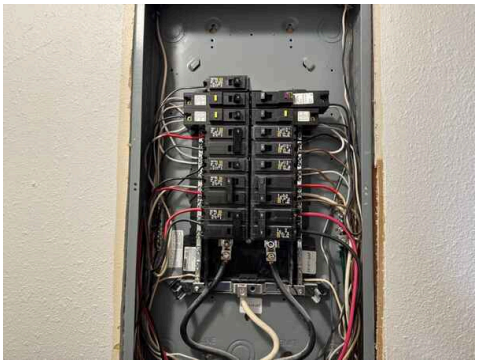
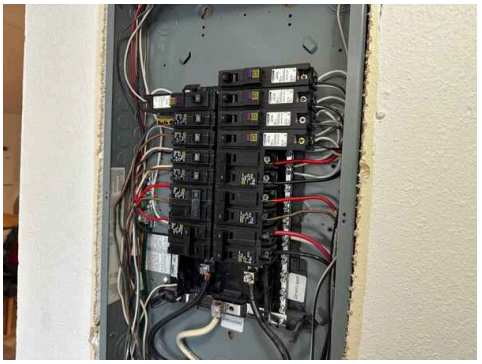
Observation

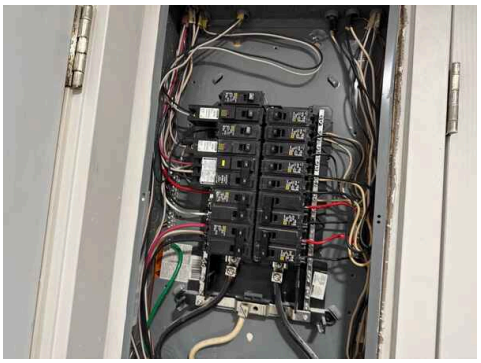
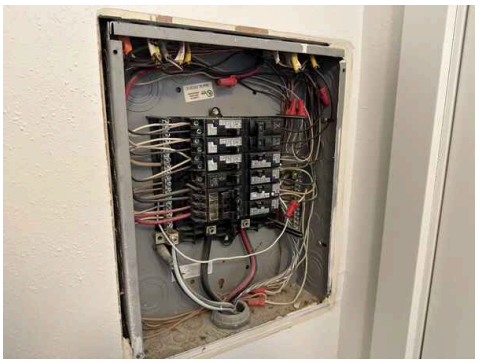
BRANCH CIRCUIT WIRING IS OK

I found no issues with branch circuit wiring at the panel.

*If you see that people have changed a circuit or re-wired something in the house it's not something that always requires an electrician. You can work on electrical in our state as a homeowner if you know what to do.

*I always recommend talking to your real estate agent, home inspector or a trusted family member prior to venturing into anything electrical.

13.2.2 Circuits/Breakers/Fuses

Recommendation

TWO OR MORE WIRES RUN TO A BREAKER

This can be a fire hazard. Recommend repairing.

Here is a good article about what it is and how to fix it.

Click here for the link

Recommendation

Contact a qualified electrical contractor.

13.6.1 Lighting Fixtures

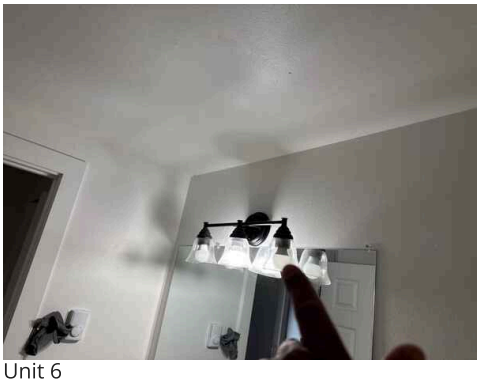
Observation

LIGHT NEEDS ATTENTION

A light did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, I recommend that an evaluation and any necessary repairs by made by a qualified electrical contractor.

Recommendation

Recommended DIY Project


Unit 6


Unit 4


Unit 4

13.7.1 Bathroom/Utility Room Fans

Observation

FANS ARE WORKING AT THIS TIME

Fans appear to be operating at this time.



13.7.2 Bathroom/Utility Room Fans

Recommendation

FAN IS INOPERABLE AT THIS TIME

Recommend getting the bathroom/utility room fan looked at to see what is wrong with it and whether it needs to be replaced.

(Often times you can replace just the fan motor and not have to replace the whole box assembly. Just look up the model and serial # and order the proper parts.)

(Note: not all fans are the same size in terms of the air volume that they are designed to remove. Most builder grade fans are 50 CFM fans. There are fans out there that can go as high as 200 CFM. There are also fans that are designed to be quieter, so shop around.)

Recommendation

Contact a qualified electrical contractor.


Unit 4

13.7.3 Bathroom/Utility Room Fans

Observation

BATHROOM FAN APPEARS TO NOT HAVE BEEN USED REGULARLY

This can create surface mold on the walls and ceilings.

*Recommend cleaning where needed and using the fans properly.

Recommendation

Contact a handyman or DIY project


Unit 6


Unit 8

13.8.1 Switches

Observation

SWITCHES ARE OK

Overall, the plugs and switches that I was able to test were working fine.

13.9.1 Plugs

Observation

PLUGS ARE OK

Overall, the plugs that I was able to test were working fine at this time. Its always a good idea to make sure you replace any damaged cover plates if they break, replace any plug that becomes loose and does not hold your cord in tightly and make sure everything remains tight and secure in the electrical box for the plug. If you see what looks to be a burn mark on a plug, that is not a good thing. It would be a good idea to have an electrician look at your system.

13.9.2 Plugs

Recommendation

COVER PLATES DAMAGED/MISSING OR LOOSE

One **or more** of the cover plates is damaged, missing or loose. Not a major issue most of the time, but a good idea to address when needed. Recommend repair or replacement as needed. You can do this yourself if you want. These covers are usually pretty cheap.

Recommendation

Recommended DIY Project

Unit 4

Unit 4

13.9.3 Plugs

Recommendation

THE PLUG IS LOOSE IN THE WALL

Recommend tightening or replacing any loose plugs. Recommend having a licensed electrician or you can do this yourself and go through and test all the plugs like we did & tighten/repair as needed.

Recommendation

Contact a handyman or DIY project

Unit 4

13.10.1 Junction Boxes/Wiring

Observation

JUNCTION BOXES ARE OK

13.11.1 GFCI & AFCI

Observation

GFCI'S ARE OK THAT I HAVE ACCESS TO

All GFCI plugs that I was able to test are in good working order at this time. It is always a good idea to test these at the "test" button on the plug or at the panel to make sure they work properly. It's not working if it won't trip or it trips and won't reset afterwards. There also could be a hidden GFCI or multiple GFCI's on a circuit that could need to be reset, so look around in other areas like the panel, the garage, the laundry, the kitchen or bathrooms and even outside plugs as well.

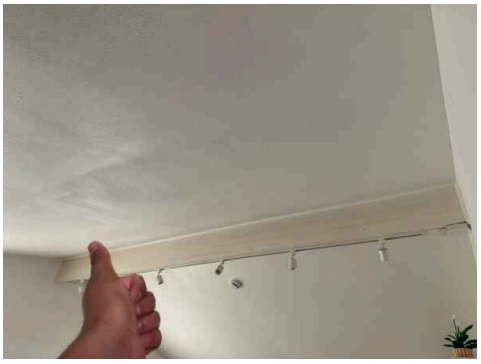
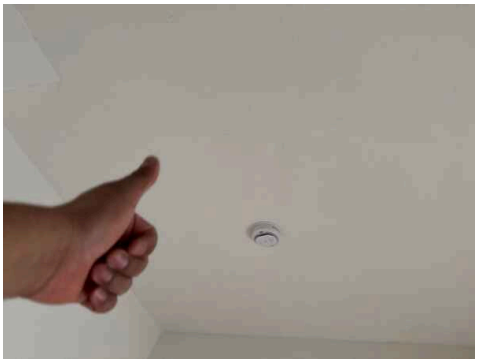
13.13.1 Smoke Detectors

Observation

SMOKE DETECTORS ARE OK

The smoke detectors that are present are working at this time.

*If the units are old and or turning yellow, this is a sign that they are probably old and are in need of replacement.
*Here is a little article explaining why smoke detectors turn yellow over time:
Click here for the link


13.14.1 Carbon Monoxide Detectors

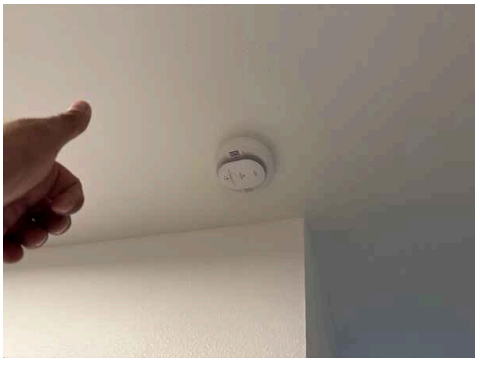
Observation

CO DETECTORS ARE OK

All CO detectors are working at this time.

*If the combination smoke and CO ceiling mount units are old and or turning yellow, this is a sign that they are probably old and are in need of replacement. Here is a little article explaining why smoke detectors turn yellow over time:

Click here for the link

14: CRAWLSPACE

		IN	NI	NP
14.1	Crawlspace Access/Condition	X		
14.2	Crawlspace Ventilation	X		
14.3	Crawlspace Moisture	X		
14.4	Vapor Barrier	X		
14.5	Insulation	X		
14.6	Framing	X		
14.7	Crawlspace Pests	X		
14.8	Crawlspace Ductwork	X		
14.9	Crawlspace Plumbing	X		
14.10	Crawlspace Electrical	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Inspection Method

Inside access

Vapor Barrier: **6 mil black vapor barrier**

It is recommended that you place a 6 mil black vapor barrier over any exposed soils to reduce moisture levels in the crawlspace.

Insulation: **Types of Insulation**

N/A

There are many different types of insulation and many different applications as well. Some work better than others. Some areas have it, some don't but should and some had it removed and it should eventually have it replaced or installed to improve energy efficiency and reduce heat loss, etc.

*Just because a house does not have it, does not mean the house is not functional and if a house has insulation, it does not mean it has the highest level you can have. Every situation merits a different approach.

*If you ever choose to increase your insulation amount or replace it, I would check with your local jurisdiction to see if they offer any energy rebates.

*Some Insulation like Vermiculite Insulation is often removed and replaced now a day due to it having some asbestos in it. This does not mean it does not function well as an insulation, it's just due to the fact that its recognized in the industry as having asbestos and we are trying to remove these building products from the industry now.

Limitations

Crawlspace Pests

WE ARE LOOKING FOR EVIDENCE OF PESTS, RODENTS AND OR LARGE ANIMALS THAT CAN ACCESS THE CRAWLSPACE AREA

We are not performing a structural pest inspection per the State of Washington. If you wish to do this, there are service providers that are Licensed Pest Inspectors that can perform this service for you.

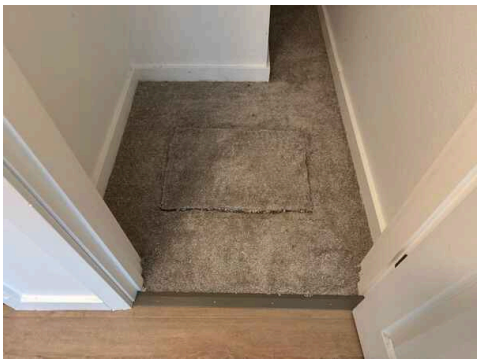
Observations

14.1.1 Crawlspace Access/Condition

Observation

PICTURE OF CRAWLSPACE ACCESS

Recommend keeping this hatch properly sealed.



14.1.2 Crawlspace Access/Condition

Observation

CRAWLSPACE IS NOT SUFFICIENTLY CLEAN

Recommend removing any unnecessary debris or personal items.

Recommendation

Contact a handyman or DIY project

14.1.3 Crawlspace Access/Condition

Recommendation

CRAWLSPACE ACCESS NEEDS ATTENTION

The crawlspace access is a bit tight and has some wiring and boards near the entry that make crawling in a little difficult. Clearing or organizing the area around the access point could make it easier and safer to enter the crawlspace for future inspections or maintenance. May want to consider adding crawlspace in bedroom closet.

Recommendation

Contact a qualified professional.

14.2.1 Crawlspace Ventilation

Observation

CRAWLSPACE VENTILATION IS OK

From what I can see, it appears that the crawlspace is properly vented with foundation vents.

14.2.2 Crawlspace Ventilation

Recommendation

SOME VENT SCREENS ARE DAMAGED

This allows rodents or bees to be able to get into the crawlspace. Recommend repairing the broken screens as needed.

*Here is a link for the type of screen recommended to protect the crawlspace from pests:

Click here for the link

Recommendation

Contact a qualified handyman.

14.3.1 Crawlspace Moisture

Observation

THERE IS NO VISUAL SURFACE MOISTURE

If we do not see moisture in the crawlspace at the time of inspection, this does not mean there is never any moisture in the crawlspace. There can be seasonal water that gets into the crawlspace and then evaporates over time, and/or water could appear and you deem it necessary to control it in some way.

*As Home Inspectors, we don't always recommend something mechanical like a sump pump system because they can be hard to manage or know if something is not working correctly. Here are a few components to a sump pump system: The catch basin that the sump pump sits in (this can pop out of the ground or float sometimes and tip the pump on its side), the pump and float itself (sometimes the float can get stuck and not activate the pump when needed), the drain line (Sometimes this line can come loose or get clogged or back feed back into the pump well after the pump shuts off and makes the pump short cycle and eventually over work and burn out), the plug itself (Should be a GFCI Plug with an alarm and the plug can trip and you would never know that the pump is not working and it needs to be reset for some reason) that all need to be working properly in all instances for a sump pump system to do what it needs to do.

*So in a nutshell, just because you have a sump pump system, it does not mean that your crawlspace will be 100% dry and without any water or issues with water from time to time. Homes that have some water under them does not mean that the water is causing harm to your home etc. If you have concerns with any of these things, it's not a bad idea to contact a crawlspace professional, but be careful to make sure that you are not getting talked into services that you may not always need vs a partial solution that is still sufficient depending on you "needs". And the prices of these services can range widely, so be careful. You are always welcome to run these things by us to give you feedback.

*Also remember that if the power goes out as it does from time to time in some areas, then you may also need a backup generator for the pump to work in these instances as well. This is important, because usually when the power goes out, there is also some kind of rain water associated with the power outage etc.

*And lastly, it is always a good idea to keep this area dry and to check it periodically for any evidence of rodents or water intrusion.

14.4.1 Vapor Barrier

Observation

THE VAPOR BARRIER IS OLD AND DIRTY

I recommend cleaning it up and/or replacing it if you deem it necessary.

*If you choose to replace it, here is a link to what we recommend for vapor barrier:

Click here for the link

Recommendation

Contact a qualified handyman.

14.4.2 Vapor Barrier

Recommendation

VAPOR BARRIER IS MISSING

There is missing or no vapor barrier in the crawlspace. This can result in unwanted moisture. I recommend installing a 6 mil black vapor barrier.

*Here is an example of what we recommend:

Click here for the link

Recommendation

Contact a qualified handyman.

14.5.1 Insulation

Observation

NO FLOOR INSULATION

The energy code calls for R-30 insulation for the floors. If you feel the need to do this, I would recommend calling a company that specializes in insulation installation.

Recommendation

Contact a qualified insulation contractor.

14.6.1 Framing

Observation

FLOOR FRAMING IS FUNCTIONAL

Floor framing appears to be functional at this time from what I can see. Over time, houses can settle which is not preferred but normal. The key is to make sure any water is directed away from the structure and or possibly removed from the crawlspace as needed. Also, older post and beam construction can settle over time just due to the building practice spans when they built houses this way and you may need to replace or lift and adjust a support as needed if you deem it necessary. Houses can settle over time and this is normal. The key is to control what you can like undue water from draining near or under the house for years that can have an effect on the soil settling over time or a high water table that can leave the soils saturated for longer periods of time till the water is able to drain into the soils in the drier months.

*Our recommendation is to get as much info as you can to understand what you are looking at and make your decision for repairs with an open mind. If you deem it is necessary to contact a Foundation or Framing Specialist or Structural Engineer, then do as you see fit.

Recommendation

Contact a qualified professional.



14.7.1 Crawlspace Pests

THERE IS NO VISUAL EVIDENCE OF PEST ACTIVITY

Observation

14.9.1 Crawlspace Plumbing

PLUMBING OK

Observation

Plumbing appears to be in good shape at this time. Recommend periodically checking the plumbing for any issues.




14.9.2 Crawlspace Plumbing

THERE IS A LEAK

Recommendation

I recommend a plumber evaluate and make the necessary repairs.

Recommendation

Contact a qualified plumbing contractor.

14.9.3 Crawlspace Plumbing

Recommendation

RECOMMEND INSULATING ANY EXPOSED WATER LINES

Here is a good little video on how to insulate exposed pipes when needed:

Click here for the link

Recommendation

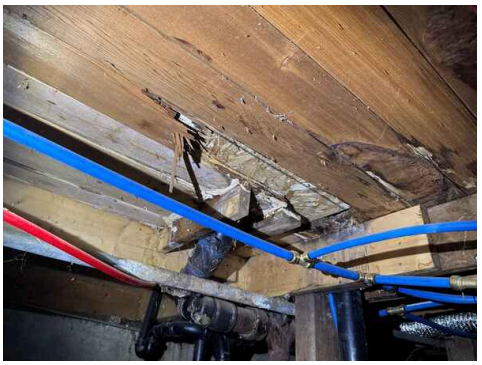
Contact a handyman or DIY project

14.9.4 Crawlspace Plumbing

Observation

SIGNS OF A PAST LEAK

It seems some repairs were made to the flooring. Just wanted you to know. Recommend monitoring overtime.



14.9.5 Crawlspace Plumbing

Recommendation

WATER LINES ARE NOT PROPERLY SUPPORTED

Recommend supporting the water lines in the crawlspace about every 3-4 feet.

Recommendation

Contact a handyman or DIY project

14.10.1 Crawlspace Electrical

Recommendation

WIRING IS NOT PROPERLY PROTECTED

All wiring connections should be in a junction box with a cover.

Recommendation

Contact a qualified electrical contractor.

15: BUILDING PERMITS

		IN	NI	NP
15.1	Construction Cleanup			X
15.2	Were Permits Pulled			X

IN = Inspected NI = Not Inspected NP = Not Present

16: MAINTENANCE AND GENERAL INFO

Information

Maintenance Schedule: Maintenance Item List

Here is a list of **General Maintenance Items** for the home. In order to maintain any home properly, it should become a common practice to perform certain maintenance functions periodically either by yourself or to call a specialized professional. Without proper maintenance, areas of the home can either break down, deteriorate or stop functioning prematurely.

Interior:

Range hood clean filters - (Winter/Spring/Summer/Fall)

Laundry - check for leaking hoses, dryer vent problems, lint build up around dryer or exhaust (Spring/Fall)

Crawlspace - check for unusual odors, standing water, insulation falling down, ductwork disconnected (Winter/Summer)

Attic - use a bright light and look for stains, mold or mildew, look for daylight around penetrations, disconnected vents (Winter/Summer)

Grout - check/maintain all grout, seal twice a year or as otherwise directed on grout sealant (Winter/Spring/Summer/Fall)

Caulking - check/maintain around tubs, shower enclosures, backsplash to counter joints, sinks, etc. (Winter / Summer)

Ceilings/Walls - look for nail pops, cracks, and stains. Address any water stains promptly, repair leaks. Note any significant changes that may indicate problems. Fill/repair/paint as needed. (Winter/Summer)

Window Sills/Trim - check and caulk/paint as necessary (Winter/Summer)

Safety Equipment Checks - replace batteries and test all smoke & carbon monoxide detectors. Check fire extinguishers, test all GFCIs outlets/breakers and all AFCIs breakers in panel (if equipped) (Spring/Fall)

Windows/Sliding Doors - clean tracks with bleach/water mixture and lubricate mechanisms. Repair any locks or faulty counter balances or springs. (Spring/Fall)

Doors - check weatherstripping, caulk, door sweeps, stops, caulk and paint/stain (Spring/Fall)

Cabinets - check and adjust or tighten all doors, hardware, hinges, catches (Winter/Summer)

Air filters - change or clean them during heating or cooling season, more frequently if you have pets or allergies. (every 60 days during heating/cooling seasons. Adjust to longer intervals if the filter appears too clean)

Fan forced electric wall heaters - vacuum and clean Heating systems (Fall)

Oil furnaces and all boilers systems - have professional check and repair annually (Fall)

Gas forced air furnaces - have professional checks at 5 years, 10 years and then every year thereafter (** Make sure you have working carbon monoxide detectors annually **)

Exterior:

Wash - vinyl siding, bricks, balconies (Spring)

Siding - inspect, caulk, repair/paint/stain as required (Spring/Fall)

Decks - stain/paint as needed. Check posts, beams, railings, pickets, stairs and handrails regularly. If there is any significant movement, rot, loose railings, etc., repair or replace at once. (Winter/Spring/Summer/Fall)

Balconies - if you have waterproof balconies, clean and inspect for any leaks, check drains (Winter/Summer)

Gutters and Downspouts - clean, check mounts, drains, look for leaking end caps or joints and repair as needed (Spring/Fall)

Drains - check drains in driveways, stairwells and yards frequently during rainy periods (Winter/Spring/Fall)

Yard sprinkler systems - ensure they are not soaking the home or crawlspace vents, etc (Spring/Summer/Fall)

Hose bibs - winterize non frost-free spouts, disconnect all hoses (Winter)

Landscaping - keep all plants trimmed away from the building, keep mulch from getting closer than 3" from siding (Spring/Summer)

Other optional equipment:

If you have a **septic**, keep it pumped regularly. (Have it checked at 3-5 years depending on the size of your family and usage)

Be sure to maintain **wells**, (periodic shocking and testing recommended.)

If you have a **sump pump**, test it yearly.

Be sure to **walk around your home in the rain** and see how the gutters, downspouts, splash-blocks & drains are working. Never allow water to puddle next to the home or to come in contact with the structure.

Observations

16.2.1 General Information

HIDDEN MOLDS OR MILDEW

Observation

There are areas like under toilets or behind cabinets or under insulation in the attics or crawlspaces where discoloration can be unearthed when working on stuff in the home. These areas can be tested if you feel it is necessary but it is important to note that not all molds are considered toxic. There are many different types of molds and there are also different ways to interact with molds. And lastly, different people have different sensitivities to molds in a home. The key is to address each concern in proper ways per your own personal needs and sensitivity.

*We as inspectors cannot see inside walls, behind cabinets, under toilets, under insulation or hidden areas when inspecting homes. We are inspecting other people's homes and are expected to perform non-invasive inspections. That said, we want to be pragmatic in our approach to things and be helpful where we can. If there are visual signs or we can get moisture reading on our moisture meter, we will note it, but between people's personal belongings and those pesky wall and floor covering materials we cannot see everything.

*We feel the best way to look at mold in the home is to look at it from three different ways: What if we just leave it the way it is, what if we address it ourselves or with a Handy Person or do we want to contact an Official Abatement Contractor?

*Not all molds are "toxic molds", and mold is a natural function in the decomposition of all building materials. If you have a hypersensitivity to molds, you will want to take the proper steps in addressing it. If you don't have any hypersensitivity to molds, then the measures you need to take to address it will be more traditional like: just properly removing and treating said area with something like bleach and water or products like RMR-86.

*The key is to understand what you have and who you can call if needed. You are always welcome to give us a call and your Real Estate Agent or trusted family and friends that understand mold are good people to talk to. But be careful who you talk to and make sure you are not getting sold on services you don't need or that they are not using scare tactics to sell you something. Also, be careful on the amount that the service providers are quoting you. We find that some companies quote way more money than is reasonable for said services or the scope is way broader than what is really needed.

*Always know you can call us at 206-451-1120 and we are happy to help.

16.2.2 General Information

Observation

POSSIBLE PCB'S IN BUILDING MATERIALS FROM THE 1950S THROUGH 1980 HOMES

Polychlorinated biphenyls (PCBs) have been found in certain building materials throughout Washington. While the manufacture of PCBs was banned in 1979, they remain in buildings built or renovated before or around this time.

PCB-containing building materials can:

- Pose health risks.
- Contaminate stormwater, soils, sediments, and indoor air.

Property owners, developers, contractors, local governments, and other businesses can increase their knowledge about the dangers of PCBs in building materials and take steps to reduce the impacts from these materials on people and the environment.

Why were PCBs used in building materials?

PCBs, also known by their trade name Aroclor, were intentionally added to building materials to improve flexibility, adhesion, and durability.

What building materials might contain PCBs?

Buildings and structures built or renovated between 1950 and 1979 may contain PCBs, particularly in:

- Door and window caulk, grout, expansion joints, and other joint materials
- Paints, sealants, coatings, varnishes, and lacquers
- PCB and asbestos-coated metal sheets, asphaltic roofing, and tar paper materials
- Fluorescent light ballasts and wire sheathing, etc

If you have a home built or renovated in this era, there may be some elements in the home that you should take careful consideration if interacting with the material and or living in environments where these products and materials are present. See the website below for reference materials:

Link: https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/dangerous-waste-guidance/common-dangerous-waste/construction-and-demolition/pcbs-in-buildings#:~:text=What%20building%20materials%20might%20contain,%2C%20coatings%2C%20varnishes%2C%20and%20lacquers

17: WAC (EXCLUSIONS AND LIMITATIONS)

		IN	NI	NP
17.1	WAC Standards of Practice	X		

IN = Inspected NI = Not Inspected NP = Not Present

STANDARDS OF PRACTICE

WAC (Exclusions and limitations)

WAC 308-408C-030
EXCLUSIONS AND LIMITATIONS.

Inspectors are not required to:

(1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.

(2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.

(3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

(4) Determine the operating costs of any systems or components.

(5) Determine the acoustical properties of any systems or components.

(6) Operate any system or component that is shut down, not connected or is otherwise inoperable.

(7) Operate any system or component that does not respond to normal user controls.

(8) Operate any circuit breakers, water, gas or oil shutoff valves.

(9) Offer or perform any act or service contrary to law.

(10) Offer or perform engineering services or work in any trade or professional service other than home inspection.

(11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a preinspection agreement.

(12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.

(13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.

(14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.

(15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

(16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.

(17) Dismantle any system or component, except as explicitly required by the SOP.

(18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.

(19) Inspect or comment on the condition or serviceability of elevators or related equipment.

(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.