

05/12/2014

Mr. John Doe

Re: 1966 NW Lutes Rd., Poulsbo

Dear Mr. John Doe,

At your request, a visual inspection of the above referenced property was conducted on 04/24/2014 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

#### REPORT SUMMARY

**IMPORTANT NOTE- PLEASE READ:** The Summary page is provided to allow the reader a brief overview of the report. This page is NOT encompassing. Reading this page alone is not a substitute for reading the report entirely. The entire Inspection Report, including the ABC Standards of Practice, limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is NOT intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by a licensed contractor/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

Exterior

WALLS:

CONDITION:

Siding appears functional without damage. Exterior paint appears serviceable. Exterior caulking was found to be deteriorated at one or more areas around the exterior. Recommend re-caulking siding butt joints, corner boards, and around any trim boards that are attached to the exterior walls. Caulking is not a permanent fix and will need to be re-applied every couple of years to seal the exterior walls. Recommend further evaluation and repairs by a siding specialist due to the observations noted.

TRIM:

CONDITION:

Fascia boards were found to be damaged/rotted from moisture at the South/East corner of home. Typically, water will run off the roof edge into the gutter runs. Recommend replacing any damaged fascia boards and installing flashing at upper edge to prevent future rot damage. Consult with a licensed siding contractor as needed for repairs. Also, upper soffits at rear of home were found with mildew. Recommend cleaning and re-painting as needed.

Heating

SECONDARY HEAT SYSTEMS:

MANUFACTURER:

Cadet, On February 17, 2000, Cadet and the Consumer Product Safety Commission jointly announced a two-year safety recall program due to a potential fire hazard associated with these heater units. The two-year program ended in 2002. The following models were a part of this recall program and should be replaced: **FW, FX, LX, TK, ZA, Z, RA, RK, RLX, RW, RX, ZC**. Should you need further information regarding these units, contact Cadet directly or

visit their website.

MODEL #:

C-102, RM202; Z-152- This model number has been recalled. Replacement is recommended by a licensed electrician. This heater is located near the entry door of the bonus room above the garage

Site

LANDSCAPING:

CONDITION:

Grounds appear to be maintained. Trees planted close to structure near detached garage. Removal or trimming is recommended to prevent contact with the siding or roof.

GRADING/ DRAINAGE:

CONDITION:

Grade at foundation appears serviceable. No evidence of excessive moisture conditions were visible around the foundation. A steep slope to the beach was present, however, this company renders no opinion on the stability of the slope. Recommend further evaluation by a drainage specialist or geotechnical engineer as needed. Also, per the plot plan presented at time of inspection, there appears to be a curtain drain installed at the front of the home. This curtain drain was not tested due to the fact that all components are buried. Recommend consulting with the seller regarding any installation diagrams and any previous drainage issues.

HOT TUB/SPA:

CONDITION:

Due to the complexity of today's hot tubs and wide array of manufacturers, this company does not inspect the tub's function, performance, or integrity. Many tubs have inaccessible areas which make them difficult to thoroughly inspect and therefore are excluded from this report. It is recommended that the hot tub be serviced and inspected by a certified hot tub specialist and/or electrician prior to the close of sale. A GFCI circuit was present to the hot tub, however, no exterior disconnect panel was present near the tub. Contact a licensed electrician for further evaluation and repairs as needed.

SUMP PUMP:

LOCATION:

A sump pump was found at the following location: Crawlspace; The sump pump was functional only when the float was manually lifted. A significant amount of water was found to be collecting around the sump and the surrounding crawlspace area. Repairs/adjustment is needed to the float to allow the switch to engage when water enters the sump area.

Exterior

EXTERIOR STAIRS/STOOPS:

CONDITION:

Stoop/stairs appear to be in serviceable condition and within proper rise/run tolerances around home. Rear steps leading to the beach are deteriorated and steep. Replace as needed.

## DECKS:

### CONDITION:

The decking boards appeared mostly functional and without extensive rot conditions. Some wood rot was evident under decking boards outside of the downstairs office. Replace as needed. Flashing was found to be installed above the header joist where the deck is attached to the home. Lag bolts were not installed securing the deck structure to the exterior wall of the home. It is recommended that bolts be installed to prevent the deck structure from separating from the exterior wall.

## Roof System

### GUTTERS & DOWNSPOUTS:

#### TYPE & CONDITION:

Metal gutters. Gutters and downspouts appear to be securely attached to structure. Gutter runs are clear with no signs of blockage. It is recommended that gutters be cleaned at least twice a year to prevent any overflow of the gutter system. Several upper roof gutter runs were found to drain onto the roof below. At each location, the gutter was found to drain too closely to the roof surface allowing water and debris to become trapped. Leakage can result. It appears that the roof repairs at the rear of the home may have been the result of a similar situation with a gutter run. The end of the gutter was capped off to prevent any future leak potential. Recommend diverting water into a lower gutter via downspouts to prevent water from backing up under the shingles. Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION.

## ATTIC AND INSULATION:

### ACCESSIBILITY AND CONDITION:

The attic space was accessible and traversed, All exhaust fan ductwork appears to be properly connected and venting to the exterior of the structure. Attic ventilation appears adequate. All vents appear to be clear and open. Mildew/Mold-like growth was noted in the attic at roof sheeting/rafters/trusses at second story attic space. Generally, this is caused by lack of proper ventilation throughout the attic space and improperly ducted household vents. It is recommended that corrective actions be taken to reduce the excessive moisture conditions in the attic space. Also, it is recommended that you consult a mold remediation specialist expert to resolve the existing conditions. Unable to determine the exact source of excessive moisture. Ventilation appeared adequate with clear soffit vents and a ridge vent. Consult with the seller regarding any previous history of disconnected exhaust fan ducting- this is a primary source for excessive moisture conditions in attic spaces. A licensed roofing contractor should be consulted to make further evaluation and repairs as needed.

### INSULATION TYPE AND CONDITION:

Fiberglass- Blown; Mildew-like growth was noted at surface of insulation. Typically this is caused by poor attic ventilation or bathroom exhaust ducts terminating in the attic.

## Garage/Carport/Shop(s)

### GARAGE DOOR(S):

#### CONDITION:

Door(s) appears functional and without damage. The electronic eyes which prevent the garage door from coming down onto an object are out of alignment. These are an important safety feature and should be adjusted.

## Heating

### FUEL SYSTEM:

METER/TANK CONDITION:

Tank is 500 gallons and is 40% full. Tank appears to be leased. Consult with seller regarding any lease contracts.

CONDITION OF HEATING SYSTEM(S):

GENERAL SUGGESTIONS:

It is recommended that electric furnaces/heat pumps be serviced annually. It does not appear that this unit has been recently serviced. Contact a licensed HVAC specialist for servicing.

Plumbing

WASTE LINES:

CONDITION:

Active leakage was noted at toilet drain line under half bathroom toilet. Water was found to be leaking from floor flange area. Surrounding sub-flooring and insulation were wet with pooled water under toilet. Recommend contacting a licensed plumber to evaluate the need for repairs.

Foundation / Structure

BASEMENT/CRAWL SPACE/FRAMING:

ACCESSIBILITY:

Crawl space is fully accessible. Crawlspace access has an ill-fitting door and/or frame. It is recommended that a new frame and door be installed.

CRAWL SPACE:

Sub-floor insulation present and secure between floor joists. It appears that some insulation was recently replaced-possibly secondary to rodent infestation. Recommend consulting with seller as needed. Crawlspace vents appeared adequate and provided ventilation of the sub-structural area. A vapor barrier was found to be installed throughout the crawlspace with proper coverage of the earth floor. Some evidence of standing water was noted under the vapor barrier in various areas when crawled on. Any pooled water should be channeled to the sump pump area to be evacuated.

BASEMENT/ CRAWLSPACE FLOOR AND DRAINAGE:

The following problems were noted at the sump: The sump pump would not engage due to the float being displaced by the standing water. Adjustment/repairs are recommended. Also, pockets of standing water were noted under vapor barrier in several areas. Recommend trenching the earth floor to make sure all water drains towards the sump pump. Contact a drainage specialist for further evaluation and repairs as needed. Unable to locate the source of water entry.

Kitchen / Laundry

RANGE/COOK TOP AND OVEN:

CONDITION:

Appears serviceable at oven. Gas range is OOS and is scheduled to be replaced.

Interior

DOORS:

EXTERIOR DOORS:

Wood, French, Doors appear functional. Adjustment needed at rear french doors leading to the deck. The right door outside the kitchen area appears to be sagging slightly. Also, the locking mechanisms need adjustment at both doors-locks were difficult to operate.

Bathrooms

BATHROOM AREA:

CONDITION OF TOILET:

Toilet appears functional. Base is secure to floor. Evidence of previous leakage was noted around toilet base. Wood floor was stained from moisture. It appears that the toilets were recently re-sealed per a presented invoice. Caulking around base of toilet also appeared fresh. Recommend consulting with seller regarding history of repairs/leakage. The toilet was found to still be leaking at crawlspace plumbing. Have a licensed plumber make proper repairs as needed

BATHROOM AREA:

CONDITION OF SINK:

Drain line under the left side sink was found to be leaking at its drain connections. Tighten fittings or replace cone washers as needed. Counters/cabinets appear serviceable

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,  
Dan Maloney  
Inspector  
Lighthouse Home Inspection, LLC  
PO Box 3266  
Hayden, ID 83835  
208-660-1223



**Inspection Report**  
**1966 NW Lutes Rd.**  
**Hayden, ID 83835**  
**Prepared for: Mr. John Doe**



**Prepared by:**  
**Dan Maloney**  
**Lighthouse Home Inspection, LLC**  
**PO Box 3266**  
**Hayden, 83835**  
**208-660-1223**

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# Inspection Conditions

## HOME INSPECTOR INFORMATION:

**INSPECTOR NAME:** Dan Maloney  
Lighthouse Home Inspection, LLC  
PO Box 3266  
Hayden, ID 83835  
208-660-1223

### SEE ATTACHED WDO INSPECTION REPORT/DIAGRAM

This inspection report includes findings and recommendations pertaining to the Home Inspection and the Structural Pest Inspection. The attached Wood Destroying Organism report includes a diagram indicating the approximate locations of each finding. The Wood Destroying Organism diagram/report will contain the same WSDA ICN # and should be referenced with this report.

## CLIENT & SITE INFORMATION:

**DATE OF INSPECTION:** April 24, 2014.  
**TIME OF INSPECTION:** 02:00 PM.  
**CLIENT NAME:** Mr. John Doe.  
**MAILING ADDRESS:**  
  
**CLIENT PHONE #:**  
**INSPECTION SITE:** 1966 NW Lutes Rd.  
Hayden, ID 83835.

## CLIMATIC CONDITIONS:

**WEATHER:** Partly Cloudy.  
**SOIL CONDITIONS:** Wet (recent rain)  
**APPROXIMATE  
OUTSIDE  
TEMPERATURE:** 60 deg.

## BUILDING CHARACTERISTICS:

**DIRECTIONAL  
ORIENTATION OF  
STRUCTURE:** For orientation purposes in reading this report, the front entryway is considered to face: East.

**ESTIMATED AGE OF  
BUILDING:** There are a few things we would like to explain about older houses. First of all, they don't conform to modern building codes. Many older homes were built before building codes existed. By today's standards, virtually every older house is "underbuilt." Until just the last few years, local municipal codes inspections were often done hurriedly, and were essentially a "rubber stamp" for repair work. Please don't assume that all work on the house has been done "to code." Also, as stated in the inspection agreement, our inspection isn't an inspection for code compliance. If you want a codes compliance inspection, you'll need to talk to the local codes authority, which is the only entity authorized to do a codes compliance inspection. The older the house the more likely it is that some components have been repaired by some unskilled workers (often, well-meaning homeowners or handymen). Often, the work of unskilled people is hidden (sometimes cleverly disguised), and can't be discovered during a visual home inspection. We recommend you visit your local library or bookstore for old-house maintenance and repair books.



**BUILDING TYPE:** Contemporary.

**STORIES:** Two Stories.

### UTILITY SERVICES:

**WATER SOURCE:** Community Well.

**SEWAGE DISPOSAL:** Private/Septic.

**UTILITIES STATUS:** All utilities on.

### OTHER INFORMATION:

**BUILDING OCCUPIED?** Yes, building was occupied.

**CLIENT PRESENT:** Yes.

**REALTOR NAME:** Nancy Doe.

**COMPANY:** Hayden Real Estate, Inc.

**REALTOR PRESENT:** Yes.

### PAYMENT INFORMATION:

**TOTAL FEE:** \$300.00.

#### **REPORT LIMITATIONS**

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.*

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

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

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

*Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Dispute of Construction Arbitration Services, Inc.*

# Site

*This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.*

## DRIVEWAY:

**TYPE:** Asphalt.  
**CONDITION:** Appears serviceable. Driveway drains were present and appeared functional. Drains were not flow tested.

## SIDEWALKS:

**TYPE:** Concrete walkways were present.  
**CONDITION:** Walkways appears serviceable. No tripping hazards were noted and surfaces appear to be intact.

## LANDSCAPING:

**CONDITION:** Grounds appear to be maintained. Trees planted close to structure near detached garage. Removal or trimming is recommended to prevent contact with the siding or roof.



Tree close to structure/contacting roof

## FENCES & GATES

**CONDITION:** No fencing was visible on the property.

## RETAINING WALLS:

**CONDITION:** None noted.

## GRADING/ DRAINAGE:

**SITE:** Moderate slope around the main home. The rear yard slope off steeply toward the water.

**CONDITION:** Grade at foundation appears serviceable. No evidence of excessive moisture conditions were visible around the foundation. A steep slope to the beach was present, however, this company renders no opinion on the stability of the slope. Recommend further evaluation by a drainage specialist or geotechnical engineer as needed. Also, per the plot pan presented at time of inspection, there appears to be a curtain drain installed at the front of the home. This curtain drain was not tested due to the fact that all components are buried. Recommend consulting with the seller regarding any installation diagrams and any previous drainage issues.

**HOT TUB/SPA:****CONDITION:**

Due to the complexity of today's hot tubs and wide array of manufacturers, this company does not inspect the tub's function, performance, or integrity. Many tubs have inaccessible areas which make them difficult to thoroughly inspect and therefore are excluded from this report. It is recommended that the hot tub be serviced and inspected by a certified hot tub specialist and/or electrician prior to the close of sale. A GFCI circuit was present to the hot tub, however, no exterior disconnect panel was present near the tub. Contact a licensed electrician for further evaluation and repairs as needed.

**SUMP PUMP:****LOCATION:**

A sump pump was found at the following location: Crawlspace; The sump pump was functional only when the float was manually lifted. A significant amount of water was found to be collecting around the sump and the surrounding crawlspace area. Repairs/adjustment is needed to the float to allow the switch to engage when water enters the sump area.



Sump pump and standing water

# Exterior

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## WALLS:

### MATERIAL:

Hardi-Plank siding product.

### CONDITION:

Siding appears functional without damage. Exterior paint appears serviceable. Exterior caulking was found to be deteriorated at one or more areas around the exterior.

Recommend re-caulking siding butt joints, corner boards, and around any trim

boards that are attached to the exterior walls. Caulking is not a permanent fix and will need to be re-applied every couple of years to seal the exterior walls. Recommend further evaluation and repairs by a siding specialist due to the observations noted.



Siding low/Open gaps at siding butt joints

## TRIM:

### MATERIAL:

Wood trim.

### CONDITION:

Fascia boards were found to be damaged/rotted from moisture at the South/East corner of home.

Typically, water will run off the roof edge into the gutter runs.

Recommend replacing any damaged fascia boards and installing flashing at upper edge to prevent future rot damage. Consult with a licensed siding contractor as needed for repairs. Also, upper soffits at rear of home were found with mildew. Recommend cleaning and re-painting as needed.



Rotted/wet fascia boards

**PATIO/PORCH/DECK COVER:**

**CONDITION:** Structure/framework/support posts appear serviceable. Roofing material used appears functional.

**EXTERIOR STAIRS/STOOPS:**

**CONDITION:** Stoop/stairs appear to be in serviceable condition and within proper rise/run tolerances around home. Rear steps leading to the beach are deteriorated and steep. Replace as needed.

**DECKS:**

**TYPE:** Wood decking boards were present The deck's sub-structure was found to be constructed with treated lumber.

**CONDITION:** The decking boards appeared mostly functional and without extensive rot conditions. Some wood rot was evident under decking boards outside of the downstairs office. Replace as needed. Flashing was found to be installed above the header joist where the deck is attached to the home. Lag bolts were not installed securing the deck structure to the exterior wall of the home. It is recommended that bolts be installed to prevent the deck structure from separating from the exterior wall.



**Rotted deck boards- underside**

**PATIO:**

**TYPE:** Concrete.

**CONDITION:** Appears serviceable.

# Roof System

The foregoing is an opinion of the general quality and condition of the roofing material. Lighthouse Home Inspection, LLC does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## ROOF:

**ROOF DESIGN:** Hip roof design.

**ROOF COVERING:** The roof covering is made of asphalt composition shingles , the most common type of roof shingle used in this country.

**ROOF ACCESS:** The roof was accessible and traversed.

**CONDITION:** The roofing material appears functional and within useful life. Evidence of recent roof repairs were noted at rear of home and at ridge vent caps. Consult with seller regarding history of repairs and obtain receipts/ invoices for all repair work.



Evidence of roof repairs

## CHIMNEY:

**MATERIAL:** Metal flue.

**CONDITION:** Chimney appears functional and without signs of damage from an exterior inspection. This company does not scope chimney flues/liners. Recommend further evaluation and repairs by a licensed chimney contractor as needed.

## EXPOSED FLASHINGS:

**TYPE AND CONDITION:** Metal, Composition; All roof flashing appeared functional.

We've found that gutters, downspouts and drains are often ignored, and not properly maintained. In our experience, poorly-maintained gutters, downspouts and drains cause more damage to house exteriors and foundations than any other component. Gutters and downspouts should be cleaned twice a year (or more if necessary); and , the system should be maintained and kept in good condition, to ensure that water flows through the gutters to the downspouts, and then well away from the house.

## GUTTERS & DOWNSPOUTS:

**TYPE & CONDITION:** Metal gutters. Gutters and downspouts appear to be securely attached to structure. Gutter runs are clear with no signs of blockage. It is recommended that gutters be cleaned at least twice a year to prevent any overflow of the gutter system. Several upper roof gutter runs were found to drain onto the roof below. At each location, the gutter was found to drain to closely to the roof surface allowing water and debris to become trapped. Leakage can result. It appears that the roof repairs at the rear of the home may have been the result of a similar situation with a gutter run. The end of the gutter was capped off to prevent any future leak potential. Recommend diverting water into a lower gutter via downspouts to prevent water from backing up under the shingles. Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION.



Gutter s blcoked by debris

Limitation: The inspection of the subroof or attic area was limited to those conditions visible from the attic access opening. Further excursion into the attic space was not attempted to avoid damaging insulation products and to prevent damage to ceiling covering. The fiberglass insulation industry has established that walking on or compressing insulation material in any manner compromises the insulation value of the product installed. Lighthouse Home Inspection, LLC does not move or displace any insulation during an inspection of the attic area. The possibility of hidden damage and/or WDO infestation may exist.

## ATTIC AND INSULATION:

**ROOF FRAME:** The roof frame is constructed with pre-engineered truss members.

**ROOF SHEATHING:** Oriented strand board.

**ACCESSIBILITY AND  
CONDITION:**

The attic space was accessible and traversed, All exhaust fan ductwork appears to be properly connected and venting to the exterior of the structure. Attic ventilation appears adequate. All vents appear to be clear and open. Mildew/ Mold-like growth was noted in the attic at roof sheeting/rafters/trusses at second story attic space. Generally, this is caused by lack of



Mildew-like growth at roof sheeting

proper ventilation throughout the attic space and improperly ducted household vents. It is recommended that corrective actions be taken to reduce the excessive moisture conditions in the attic space. Also, it is recommended that you consult a mold remediation specialist expert to resolve the existing conditions. Unable to determine the exact source of excessive moisture. Ventilation appeared adequate with clear soffit vents and a ridge vent. Consult with the seller regarding any previous history of disconnected exhaust fan ducting- this is a primary source for excessive moisture conditions in attic spaces. A licensed roofing contractor should be consulted to make further evaluation and repairs as needed.

**INSULATION TYPE AND  
CONDITION:**

Fiberglass- Blown; Mildew-like growth was noted at surface of insulation. Typically this is caused by poor attic ventilation or bathroom exhaust ducts terminating in the attic.



Insulation darkened with mildew growth

**DEPTH AND R-FACTOR:** 15 inches, R-38 (approximately)



# Garage/Carport/Shop(s)

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**TYPE:**

**LOCATION:** Detached, Three car.

**ROOF:**

**TYPE & CONDITION:** Same as main structure. See Roof Section of this report for details. Appears functional and within the expected service life.

**EXTERIOR WALLS:**

**CONDITION:** Same as structure. See exterior section of this report. Appears functional and without damage.

**FLOOR:**

**TYPE:** Concrete Slab.

**CONDITION:** Appears serviceable and without damage/ deterioration. Typical cracks noted.

**FIRE WALL:**

**CONDITION:** The firewall in a garage/shop/carport protects the habitable areas of the home from fire spread. The firewall should be intact where the garage/shop/carport shares a common wall or attic space with the living area of the home. The fire wall appears to be intact.

**GARAGE DOOR(S):**

**CONDITION:** Door(s) appears functional and without damage. The electronic eyes which prevent the garage door from coming down onto an object are out of alignment. These are an important safety feature and should be adjusted.

**ADDITIONAL SHOPS/GARAGES**

**CONDITION:** A bonus room was present above the garage. This living space was equipped with an electric sauna- System appeared functional.

# Heating

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## PRIMARY HEATING SYSTEM DESCRIPTION:

**LOCATION OF PRIMARY UNIT:** Utility Area.  
**SYSTEM TYPE:** Forced Air Heat Pump.  
**MANUFACTURER:** Trane.

## SECONDARY HEAT SYSTEMS:

**LOCATION:** Wall (Detached bonus room)  
**TYPE:** Wall Heater.  
**MANUFACTURER:** Cadet, On February 17, 2000, Cadet and the Consumer Product Safety Commission jointly announced a two-year safety recall program due to a potential fire hazard associated with these heater units. The two-year program ended in 2002. The following models were a part of this recall program and should be replaced: **FW, FX, LX, TK, ZA, Z, RA, RK, RLX, RW, RX, ZC**. Should you need further information regarding these units, contact Cadet directly or visit their website.

**MODEL #:** C-102, RM202; Z-152- This model number has been recalled. Replacement is recommended by a licensed electrician. This heater is located near the entry door of the bonus room above the garage

## ADDITIONAL HEAT SOURCES:

Each wall heater was functional and responded to thermostat.

## FUEL SYSTEM:

**METER/TANK LOCATION:** LPG tank is located behind detached garage.  
**METER/TANK CONDITION:** Tank is 500 gallons and is 40% full. Tank appears to be leased. Consult with seller regarding any lease contracts.

**FUEL SYSTEM SHUTOFF:** Shut off valves were identified at the gas meter/ LPG tank and each gas dependant appliance. Generally, the valve stem (petcock) is in the "off" position when it is perpendicular to the gas line it is attached to. For more information concerning gas shut off procedures, contact your local utility or gas company.

**FUEL TYPE AND NOTES:** Propane.

**CONDITION OF HEATING SYSTEM(S):****BURNERS/HEAT EXCHANGERS:**

An electric heat pump was present and responded to the thermostat. The system appeared functional while operated in the "heat mode." The heat pump compressor unit outside the home appeared functional. The evaporator coils were visualized. No indications of damage or leakage were present. The system was also equipped with an emergency heat mode to supplement the heat pump during extreme temperature changes and cold weather. System was functional. The heat pump system was operated in the "cool" mode. Cool air was detected at each register.

**PUMP/BLOWER FAN:**

Appears Serviceable.

**AIR PLENUM:**

Appears serviceable. System appears to be properly sealed.

**AIR FILTERS:**

The filter is properly installed and appears clean. The filter is located at the furnace.

**THERMOSTAT/****NORMAL CONTROLS:**

Appear serviceable. Unit(s) responded to controls.

**GENERAL****SUGGESTIONS:**

It is recommended that electric furnaces/heat pumps be serviced annually. It does not appear that this unit has been recently serviced. Contact a licensed HVAC specialist for servicing.

**DUCTWORK:****TYPE:**

Metal, Flexible Round.

**DUCTS/AIR SUPPLY:**

Appears serviceable.

**AUXILIARY EQUIPMENT:****WHOLE HOUSE ATTIC****FAN:**

Appears satisfactory.

**FIREPLACES/ STOVE HEATERS/ WOOD BURNING DEVICES:****LOCATION/ TYPE:**

Location/ Type#1: Living Room.

**FIREBOX:**

Firebox(s) was found to be functional without any signs of obvious damage. A blower fan was present at fireplace. Unit was functional.

**CLEARANCE:**

Adequate clearance to combustible materials is provided.

**HEARTH:**

Appears functional.

**GAS:**

Gas valve is within reach of firebox, No valve key was found.

**DAMPER:**

Appears functional.

# Electrical System

**The inspection does not include:** Low voltage systems, telephone wiring, intercoms, sound systems, alarm systems or cable or satellite TV wiring. If any defects are noted, they should be corrected by a licensed electrician. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE:

**TYPE AND CONDITION:** Underground service provided, 110/220 Volt, Number of service lines present: Three-wire service- 110/220 volt, Circuit breakers, Appears serviceable.

**AMP RATING:** 200 amp service.

## ELECTRICAL PANELS:

### MAIN PANEL

**LOCATION AND NOTES:** Garage, Appears serviceable.

**CONDITION:** Panel is secure to wall, cover in place, no evidence of overheated wires- appears functional. Circuit and wire sizing are within normal limits. Grounding system is present.

### SUBPANEL #1

**LOCATION:** A sub-panel wired for generator supplemental power was present.

**SUB PANEL NOTES:** 30 AMP. A sub-panel designed for use with a generator was found. No test was performed with a generator. Consult with the seller regarding operating instructions and generator specifications. Electrical connections for a portable generator are beyond the scope of this inspection. Inspection of portable generator hook-up by a licensed electrician is



Generator sub-panel

recommended. Circuit and wire sizing correct so far as visible, Grounding system is present.

## CONDUCTORS:

**ENTRANCE CABLES:** Aluminum- OK.

**BRANCH WIRING:** The following type of branch wiring was found throughout the structure: Copper wire, The following wire system is present: Romex, All visible wiring appears functional.

**SWITCHES & OUTLETS:****Outlets: Overall****Condition:**

Outlets appear serviceable. Covers are in place.

**Switches: Overall****Condition:**

Appears functional.

**FIXTURES****CONDITION**

A representative number of fixtures was tested. As a whole the fixtures throughout the house are in acceptable condition.

**SMOKE DETECTORS****CONDITION**

Smoke detectors were present and responded positively. Smoke detectors should be checked once a month to insure that they are functioning properly. Upstairs smoke detector outside the master bathroom was found to have a "silenced" alarm mode. Replacement is recommended.

**CARBON MONOXIDE DETECTORS****CONDITION**

CO detectors were present and operational.

# Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Water pressure is measured in pounds per square inch. The acceptable range for water pressure is typically between 40 and 80 PSI. Water volume is measured in gallons per minute. Typically a flow of 4 gallons per minute or above is considered adequate.

## PRESSURE/VOLUME:

**WATER SOURCE:** Community well.

**PRESSURE:** 70 psi.

**Locate your main water shutoff!** You will need to be able to access this valve in order to shut off the water to the building in an emergency.

## MAIN LINE:

**MATERIAL:** Plastic.

**CONDITION:** Appears serviceable, No active leakage is noted at this time. Water pressure appears adequate.

## SHUTOFF:

**LOCATION:** Under stairs.

**CONDITION:** Valve is operational.

## SUPPLY LINES:

**MATERIAL:** Copper.

**CONDITION:** Supply piping appears to be in serviceable condition.

## WASTE LINES:

**MATERIAL:** ABS (plastic)

**CONDITION:** Active leakage was noted at toilet drain line under half bathroom toilet. Water was found to be leaking from floor flange area. Surrounding sub-flooring and insulation were wet with pooled water under toilet. Recommend contacting a licensed plumber to evaluate the need for repairs.



Open sewere line under toilet

**HOSE FAUCETS:**

**OPERATION:** Sample operated, appeared serviceable.

**WATER HEATER:**

**TYPE:** Gas.

**MANUFACTURER:** Bradford-White.

**SIZE:** 50 Gallons.

**LOCATION:** Utility room, Closet.

**CONDITION:** Check water temperature upon moving in - 120 deg. or less is recommended. Water heater appears serviceable and within useful life, A water shut-off valve is installed. Flue vent intact with proper draft. Pressure relief valve noted, not tested. Drain line is functional. Earthquake strapping was properly installed securing the tank to surrounding walls.

**WATER HEATER #2:**

**TYPE:** Electric.

**MANUFACTURER:** GE.

**SIZE:** 6 Gallons.

**LOCATION:** Garage.

**CONDITION:** Water heater appears serviceable and within useful life, Pressure relief valve noted, not tested, A water shutoff valve is installed.

**SEPTIC SYSTEM:****SEPTIC TANK**

**LOCATION:** Unknown. Inquire with seller as to location.

**DRAIN FIELD**

**LOCATION:** Unknown.

**SYSTEM CONDITION:** Septic tank was not inspected as it does not lend itself to a visual inspection. If you have doubts about the condition of the septic system, call a septic tank service to come out and check the ability of the drain field to percolate and the sludge level in the septic tank. The lid of the tank must be removed for this inspection to take place. Often, an inquiry to the seller as to any past problems or need for pumping is informative.

# Foundation / Structure

## BASEMENT/CRAWL SPACE/FRAMING:

### ACCESSIBILITY:

Crawl space is fully accessible. Crawlspace access has an ill-fitting door and/or frame. It is recommended that a new frame and door be installed.

### CRAWL SPACE:

Sub-floor insulation present and secure between floor joists. It appears that some insulation was recently replaced- possibly secondary to rodent infestation. Recommend consulting with seller as needed. Crawlspace vents appeared adequate and provided ventilation of the sub-structural area. A vapor barrier was found to be installed throughout the



crawlspace with proper coverage of the earth floor. Some evidence of standing water was noted under the vapor barrier in various areas when crawled on. Any pooled water should be channeled to the sump pump area to be evacuated.

### FOUNDATION WALLS - TYPE:

Exterior foundation walls of the house are constructed of concrete and no signs of significant structural settlement were noted.

### CONDITION:

Appears serviceable. No evidence of water entry was noted between stems wall and footings.

### BEAMS:

Wood, Appears serviceable.

### FLOOR JOISTS:

Engineered wood I-joist, Appear functional. No damage noted.

### COLUMNS/SUPPORTS:

Wood, Appear functional. Posts are secure with proper earth/ wood clearance and no evidence of damage.

### BASEMENT/ CRAWLSPACE FLOOR AND DRAINAGE:

The following problems were noted at the sump: The sump pump would not engage due to the float being displaced by the standing water. Adjustment/repairs are recommended. Also, pockets of standing water were noted under vapor barrier in several areas. Recommend trenching the earth floor to make sure all water drains towards the sump pump.



Contact a drainage specialist for further evaluation and repairs as needed. Unable to locate the source of water entry.



# Kitchen / Laundry

We test appliances by turning them on briefly. We do not perform extensive testing of timers or thermostats; and, we make no report regarding the effectiveness of any appliances. Central vacuum systems and elevators are not inspected. We strongly recommend that appliances and all other components be tested again during a pre-closing walk-through. The inspection is not an assurance that the appliances will continue to work in the future. Appliances can fail at any time, including the day after the inspection. We encourage you to obtain a homeowner's warranty or service contract to cover repairs to the appliances.

## KITCHEN SINK:

**CONDITION:** Sink bowl is intact and without damage. Faucet is serviceable and without leaks, No leaks were noted at the drain line, Hand sprayer is serviceable. Prep sink at kitchen island was functional without leakage.

## RANGE/COOK TOP AND OVEN:

**TYPE:** Electric oven; Gas range.

**MANUFACTURER:** Dacor oven; Thermador gas range.

**CONDITION:** Appears serviceable at oven. Gas range is OOS and is scheduled to be replaced.

## KITCHEN VENTILATION:

**TYPE AND CONDITION:** Downdraft, Fan/Hood operational.

## REFRIGERATOR:

**MANUFACTURER:** LG.

**TYPE AND CONDITION:** Electric, Refrigerator appears in serviceable condition. A water valve was present at the wall behind the fridge. No evidence of leakage was visible. Icemaker appears functional. Water dispenser is functional.

## DISHWASHER:

**MANUFACTURER:** Kitchen Aid.

**CONDITION:** Appears functional. Door seal intact and without leaks at time of inspection. A proper air gap device or high drip-loop is present on drain line.

## GARBAGE DISPOSAL:

**CONDITION:** Appears serviceable, Wiring appears serviceable, A disposal was noted in the kitchen sink. Disposals are not recommended to be used in houses that have private sewage systems. It is suggested that the disposal be removed.

## TRASH COMPACTOR:

**CONDITION:** Broan, Appears serviceable.

## MICROWAVE:

**MANUFACTURER:** General Electric.

**CONDITION:** Microwave appears functional. Unit heated a glass of water.

## COUNTERS & CABINETS:

**TYPE:** Granite counters, Cabinets are wood.

**CONDITION:** Kitchen counters are serviceable. No evidence of damage was readily visible. Cabinets appear functional and without significant wear. Doors and drawers appear to be properly adjusted and without damage.

**LAUNDRY FACILITY:**

**CONDITION:** Appears serviceable, Plumbing appears serviceable, Dryer is properly vented to the exterior of the house, Electrical outlet is grounded, No plumbed gas lines found in laundry area.

**WASHER AND DRYER:**

**CLOTHES WASHER:** This company does not inspect the operation of washing machines. Consult with the seller regarding its operation.

**CLOTHES DRYER:** Electric, Dryer appeared operational.

# Interior

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected annually (before the first fire of the season) to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. We recommend that the chimney and flue be cleaned and evaluated before closing.

## DOORS:

**EXTERIOR DOORS:** Wood, French, Doors appear functional. Adjustment needed at rear french doors leading to the deck. The right door outside the kitchen area appears to be sagging slightly. Also, the locking mechanisms need adjustment at both doors- locks were difficult to operate.

**INTERIOR DOORS:** Appear functional and without damage.

## WINDOWS:

**TYPE:** Vinyl, Insulated glass, Sliding, Fixed.

**CONDITION:** Windows appear functional. All locking devices appear operational.

Minor cracks and nail pops on interior surfaces occur in all houses and are typically cosmetic in nature. These cosmetic defects usually are caused by settlement and/or shrinkage of building components. Small defects of this type may not be mentioned in the report

## INTERIOR WALLS:

**MATERIAL & CONDITION:** Drywall; General condition appears serviceable. Nail pops were noted in areas. These are a result of shrinking and settlement where the nail head begins to push through the finished wall. Generally, these are cosmetic in nature and can typically be repaired without significant cost.

## CEILINGS:

**TYPE & CONDITION:** Drywall; General condition appears serviceable. No evidence of moisture staining/damage was noted. Nail pops were noted in areas. These are a result of shrinking and settlement where the nail head begins to push through the finished wall. Generally, these are cosmetic in nature and can typically be repaired without significant cost.

## FLOORS:

**TYPE & CONDITION:** Carpet; Tile; Wood; General condition appears serviceable.

## INTERIOR TRIM

**CONDITION** Appears serviceable.

## STAIRS & HANDRAILS:

**CONDITION:** Interior stairs are serviceable, Stair handrail is functional and secure.

# Bathrooms

## BATHROOM AREA:

**BATH LOCATION:** Detached bonus room.  
**CONDITION OF SINK:** Sink appears serviceable. No leaks were noted, Counters/cabinets appear serviceable.  
**CONDITION OF TOILET:** Toilet appears functional. Base is secure to floor without evidence of leakage.  
**BATH VENTILATION:** Ventilation in bathroom appears serviceable. Fan is functional.

## BATHROOM AREA:

**BATH LOCATION:** Half Bath.  
**CONDITION OF SINK:** Sink appears serviceable. No leaks were noted, Counters/cabinets appear serviceable.  
**CONDITION OF TOILET:** Toilet appears functional. Base is secure to floor. Evidence of previous leakage was noted around toilet base. Wood floor was stained from moisture. It appears that the toilets were recently re-sealed per a presented invoice. Caulking around base of toilet also appeared fresh. Recommend consulting with seller regarding history of repairs/leakage. The toilet was found to still be leaking at crawlspace plumbing. Have a licensed plumber make proper repairs as needed

**BATH VENTILATION:** Ventilation in bathroom appears serviceable. Fan is functional.

## BATHROOM AREA:

**BATH LOCATION:** Guest Bathroom, Downstairs.  
**CONDITION OF SINK:** Sink appears serviceable. No leaks were noted, Counters/cabinets appear serviceable.  
**CONDITION OF TOILET:** Toilet appears functional. Base is secure to floor. Evidence of previous leakage was noted around toilet base. Wood floor was stained. It appears that the toilets were recently re-sealed per a presented invoice. Caulking around base of toilet also appeared fresh. Recommend consulting with seller regarding history of repairs/leakage

## TUB/SHOWER PLUMBING FIXTURES:

Tub and/or shower fixtures appear serviceable. No leaks noted, Drain appears serviceable, Shower head appears serviceable. Head is secure to wall/surround.

## TUB/SHOWER AND WALLS:

Shower walls appear serviceable- all joints are sealed/caulked. Enclosure appears functional.

**BATH VENTILATION:** Ventilation in bathroom appears serviceable. Fan is functional.

## BATHROOM AREA:

**BATH LOCATION:** Master bedroom.  
**CONDITION OF SINK:** Drain line under the left side sink was found to be leaking at its drain connections. Tighten fittings or replace cone washers as needed. Counters/cabinets appear serviceable  
**CONDITION OF TOILET:** Toilet appears functional. Base is secure to floor without evidence of leakage.  
**TUB/SHOWER  
PLUMBING FIXTURES:** Tub and/or shower fixtures appear serviceable. No leaks noted, Drain appears serviceable, Shower head appears serviceable. Head is secure to wall/surround.

**TUB/SHOWER AND  
WALLS:**

Tub and shower areas appear serviceable. No evidence of leakage was present. All fixtures appear to be intact. Shower walls appear serviceable- all joints are sealed/ caulked. Enclosure appears functional.

**BATH VENTILATION:**

Ventilation in bathroom appears serviceable. Fan is functional.