



**Prepared For:** Craig and Jackie Wall

**Property Address:** 397 E Lorna Ln, Camano, WA 98282

**Inspector:** Chad Knowles  
**Company:** Chad Knowles  
dba WIN Home Inspection  
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**Services Included in this Report:**

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Standard Full Home Inspection

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## EXPLANATION OF TERMS

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

**FUNCTIONAL:** Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

**SATISFACTORY:** Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

**ATTENTION:** Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

**MAINTENANCE:** Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

**ACTION REQUIRED:** Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

**PRESENT:** Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

**NOT INSPECTED:** Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

**N/A:** Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.



HOME INSPECTION

# WIN Home Inspection

## Standard Full Home Inspection

This report contains confidential information and is supplied solely for use by the client(s) of:

**Chad Knowles dba WIN Home Inspection**  
26910 92nd Ave NW Suite C-5, PMB129, Stanwood, Washington 98292  
(425) 327-6188 www.winhomeinspectioneverett-marysville.com

<b>Work Order Number:</b> 081021CK	<b>Service Date:</b> 8/10/2021	<b>Time:</b> 2:00 PM
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<b>Site Address:</b> 397 E Lorna Ln, Camano, WA 98282
<b>For the purpose of this inspection, the Main Entry Door faces:</b> West

<b>Site Information:</b> <b>Weather:</b> 75 °F - Sunny <b>Approximate Year Built:</b> 1981 <b>Structure:</b> SF - Wood <b>Foundation:</b> Poured concrete <b>Bedrooms:</b> 1 <b>Bathrooms:</b> .75 <b>Floors:</b> 1 <b>Occupied:</b> Yes	<b>Client:</b> <b>Name:</b> Craig and Jackie Wall <b>Address:</b> <b>Work Phone:</b> <b>Home Phone:</b> <b>Mobile Phone:</b> (360) 391-3813 <b>Email Address:</b> jackiew360@aol.com  <b>Client Present at Inspection:</b> Yes
<b>Buyer's Agent:</b> <b>Name:</b> <b>Company:</b> <b>Address:</b> , WA <b>Phone:</b> <b>Email:</b>  <b>Buyer's Agent Present at Inspection:</b> No	<b>Seller's Agent:</b> <b>Name:</b> Shannon Pence <b>Company:</b> <b>Address:</b> , WA <b>Phone:</b> <b>Email:</b>  <b>Seller's Agent Present at Inspection:</b> No

<b>Inspector:</b> Chad Knowles	Chad Knowles
<b>License / Certification:</b> WA License #307	dba WIN Home Inspection
<b>Email:</b> CKnowles@wini.com	

**Notes:**

**SUMMARY  
SECTION**

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

## 1. Structure Perimeter Exterior - Proper Earth-Wood Clearance

No

There is earth to wood contact, at a few locations around the home's perimeter. The inspector recommends maintaining at least 4" to 6" clearance between siding and/or structural wood and earth, to prevent a conducive condition for pests or wood deterioration.

## 2. Structure Perimeter Exterior - Vegetation Clear from Structure

No

There is vegetation growing up against the home. All vegetation should be trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and to prevent damage to the exterior of the home.

## 3. Patios/Decking/Porches - Railings

Attention

The back deck has a section of railing that was missing at time of inspection. Lack of proper banisters and railings are a major cause of household accidents. Our standard of practice recommends that all elevated decks and patios have sturdy protective banisters and railings, if they are more than 18" high. Replacing the missing railing is suggested, as a preventive safety measure.



## 4. Patios/Decking/Porches - Electrical Service

Maintenance

The exterior electrical outlets at the front entry and back deck, had no power at time of inspection. Further review and repair by a qualified contractor is suggested.

## 5. Electrical Service - Outlets, Switches, Junction Boxes, Lighting

Maintenance

There are wire ends in the attic that should be secured with wire nuts and placed within a junction box. Further review and repair by a qualified contractor is suggested.



## 6. Water Heater - Type

Gas

The water heater's listed date of manufacture read 2003. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. Budgeting for replacement of water heaters that are over 8 years is recommended as failure could occur at any time due to their age.

## 7. Heating System - Service Notes/Filter Size

None Visible

The inspector was unable to locate an apparent service record which would indicate the furnace has had a complete, technically exhaustive evaluation and service within the last year. Complete servicing by a professional is recommended annually prior to each heating season. Questioning the seller on available current service records is advised. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating contractor provide a complete service on the system that includes and invasive inspection of the heat exchanger and evaluation of the burners, in order to ensure long term function is provided.

## 8. Kitchen(s) - Dishwasher

Maintenance

The dishwasher is missing its air gap, that prevents sewer gasses and gray water from entering the dishwasher. Installing the required air gap at sink level is recommended. Further review by a qualified contractor is suggested.

## 9. Laundry Area - Lighting

Attention

The laundry room's light fixture did not illuminate. The fixture, switch and/or bulb may need replacing. Further review by a qualified contractor may be desired.

## 10. Attic - Exposed Rafters/Sheathing

Attention

A small amount of organic staining on the roof sheathing boards was visible at time of inspection. This condition is usually caused by poor attic ventilation and/or by excessive moisture entering the attic area. The staining/organic growth will not continue to be active if the moisture issues are resolved. This inspector is not a certified mold inspector and if further information is desired, it is recommended that an individual with this specialty be contacted for further evaluation. The inspector believes the staining is caused by poor/missing attic ventilation. Further review and repair by a qualified contractor is recommended.





## 11. Attic - Ventilation

### Maintenance

The inspection of the attic has identified a small amount of ventilation; missing ridge vents were noted and the soffit vents appear to be blocked with insulation. Attic areas should be vented with half of the ventilating area near the high point of the roof (ridge) and the other half near the low point (eaves/soffit). An unvented, or under vented attic creates a conducive condition for wood destroying organisms. In the opinion of the inspector, additional venting should be provided for the attic area. Contacting a qualified contractor to further evaluate and install additional venting for this area is recommended.

## 12. Raised Foundation - Pipe/Ducts

### Maintenance

There is ducting visible in the crawl space that is not properly supported and is in contact with the ground. The direct ground contact may cause the duct to deteriorate and fail over time. Further review and repair by a qualified contractor is suggested.



## 13. Raised Foundation - Ventilation

### Maintenance

The crawl space vents at the front of the home appear to have been blocked siding. Crawl space areas should have 1 square foot of ventilation opening for every 150 square feet of crawl space area. Proper crawl space ventilation is important for a number of reasons, but most importantly to prevent water vapors from entering the home and creating a conducive condition for wood destroying organisms. The crawl space was dry at time of inspection and no evidence of any adverse conditions were visible. Opening the existing crawl space vents is suggested, to ensure proper ventilation.

# FULL REPORT



## Structure

### 1. Remodel/Modernization Evident

No

This inspection report should be used in conjunction with the seller's disclosure form. This inspection company recommends conferring with the owner/seller to determine the nature of any repairs or remodeling performed and if any permits were required/obtained for any structural additions, electrical, and mechanical improvements/modifications, ect.. The inspector DOES NOT VERIFY BUILDING CODES. The inspection is a CONDITION ANALYSIS of the visible/accessible items included in the written inspection report using normal operating controls during a very limited time frame at the date and time of the inspection. The inspection is non-invasive and there are no guarantees against future failures/leaks, ect.; undiscovered conditions or latent defects can be present and are expressly excluded.

### 2. Repairs Evident

Yes

The inspection has revealed past repairs appear to have been made to the structure. Typical repairs are minor and cosmetic in nature; others can be more significant. Your inspection report should be used in conjunction with the seller's disclosure. The inspector recommends conferring with the seller to determine the nature of any obvious or known repairs and to determine whether permits were required or obtained for any significant electrical, and mechanical improvements/modifications, etc. THE INSPECTION DOES NOT INCLUDE VERIFICATION OF CODE(S) COMPLIANCE. The inspection company cannot vouch for the correctness or quality of any past repairs. The inspection is non-invasive; materials such as carpeting, insulation, etc., are not removed for the inspection and future upgrading, remodeling, or repairs can result in undiscovered conditions which are expressly excluded. This inspection service provides information/findings based on conditions at the date and time of the inspection and is not a guarantee against future failure, leaks, etc. Past damage/deterioration to components in any/all inaccessible areas is expressly disclaimed and excluded.

### 3. Insulating Rating Evident

No

Due to the tendency of various insulating materials to settle or compact, accurate determination of insulation ratings or "R values" is beyond the scope of the Washington State inspection standards and is not a part of this inspection.

### 4. Insulation

Not Visible in Walls

Due to the tendency of various insulating materials to settle/compact, determination of insulation ratings or "R values" is beyond the scope of inspection standards and not a part of this inspection. Consideration should be given to having a formal Energy Audit conducted as an energy savings and efficiency measure, particularly in homes 10-15 years or older.

### 5. Smoke Detector(s)

Present

Testing the smoke alarms prior to occupying the structure and every month to identify functional operation of the detectors is recommended. Fire safety officials recommend completely replacing detectors after 10 years of service.

### 6. Carbon Monoxide Detector(s)

Present

### 7. Windows, Latches/Locks

Satisfactory

At the time of the inspection the latches and locks appeared to be functional. Most window latches will need periodic adjustment. Note: Inspection of window coverings/blinds is beyond the scope of a home inspection.

### 8. Asbestos Noted

N/A

The scope of this inspection does not include an asbestos in materials sampling inspection.

**9. Lead**

N/A

The scope of this inspection does not include a lead in materials sampling inspection.

**10. Furniture/Storage**

Average

Furnishings and storage items in this home are in the opinion of the inspector average for an occupied residence. There were furnishings and/or stored items inside the home that limited the inspectors ability to visually inspect all areas of this home. Notation is made that the inspector does not move belongings in order to perform the inspection.

**11. Floor Structure**

Wood Joists

**12. Ceiling Structure**

Wood Framing

**13. Roof Structure**

Roof Trusses

**14. Interior Walls**

Textured Drywall

There was some typical/minor drywall cracking and nail pops noted on one or more wall surfaces. Such cracking can be spackled and painted, if desired.

**15. Interior Ventilation Method**

Combination

Kitchen and bathroom

**16. Fire Sprinkler System**

Not Present

**Exterior Structure****1. Caulking Structure**

Satisfactory

**2. Double Pane Seals/Insulating Windows**

Functional

The double pane insulating window seals were inspected and appeared to be in functional condition. The visual inspection of the windows may not disclose seals that have lost their vacuum seal in between the panes of glass. The deficiency is sometimes only visible under certain climatic conditions.

**3. Eave/Soffit Areas**

Functional

**4. Fascia Boards/Trim**

Satisfactory

**5. Flat Surface Material(s)**

Wood Composition

The siding on the house is a composite wood siding material. Composite wood siding products have had high incidents of failure and those installed prior to 1997 have been subject to class action lawsuits. The siding appears to be performing well and has been painted/caulked well.

**6. Painted Surfaces**

**Functional**

The home's exterior appears to have been recently painted. Touching up the paint is often needed in between paintings. Repainting the siding is often needed every 5-7 years in this area, however there may be exceptions of both sides due to the type of paint used, exposure to the elements, application technique, etc.. The sides that are prone to rapid deterioration are the south and west sides due to exposure to the elements.

**7. Siding Condition**

Functional

**8. Window Glass**

Satisfactory

**Structure Perimeter Exterior****1. Address Identification**

Satisfactory

**2. Evidence of Animal Infestation**

No

**3. Evidence of Erosion**

No

**4. Evidence of Insects**

No

A visual inspection has revealed no evidence of undesirable insect activity around the exterior of the structure. The inspector recommends inspecting the exterior of the structure on a regular basis during the spring and summer months for active presence as a preventive measure as some undesirable insects are active on a seasonal basis. Inadequate earth to wood separation can hide an active condition. This inspection excludes any/all dormant insect activity.

**5. Evidence of Movement**

No

**6. Evidence of Separation over 1/4"**

No

**7. Foundation Material(s)**

Concrete

**8. Proper Earth-Wood Clearance**

No

*There is earth to wood contact, at a few locations around the home's perimeter. The inspector recommends maintaining at least 4" to 6" clearance between siding and/or structural wood and earth, to prevent a conducive condition for pests or wood deterioration.*

**9. Site Drainage**

Attention

There are areas of the grading around the home that slope towards the foundation. Exterior grading should slope away from the structure at a minimum of 1" drop per 4 feet, for a distance of at least 6 feet, to ensure proper site drainage. This condition is a common cause of runoff/water seepage into crawl spaces. Monitoring during periods of heavy rain is recommended. Some consideration may need to be given to remedial measures such as grade modification or drainage methods to drain runoff away from the crawl space area.

**10. Vegetation Clear from Structure**

No

# Home Inspection Details

(Italicized comments also appear in the summary report)

*There is vegetation growing up against the home. All vegetation should be trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and to prevent damage to the exterior of the home.*

**11. Vent Covers**

Functional

**12. Vent Screens**

Functional

**13. Visible Cracks**

Yes

Small cracks are visible in the foundation system. Most cracks are normal, due to the curing process of concrete. Inspecting the cracks for widening on an annual basis is recommended.

**Main Entry Door****1. Correct Application**

Yes

**2. Door Fit**

Functional

**3. Weather Strip**

Functional

**4. Finish**

Functional

**5. Dead Bolts**

No

The main exterior door does not have a dead bolt locking system. Installation of a dead bolt is recommended.

**6. Security/Caller Visibility**

Yes

**7. Storm/Screen/Doors**

N/A

**8. Door Chime**

Functional

**9. Lighting**

Satisfactory

**Other Ext. Entry Doors****1. Correct Application**

Yes

**2. Finish**

Satisfactory

**3. Door Fit**

Attention

The master bedroom's exterior door rubs the flooring while opening/closing. Adjustments to the door fit may be desired.

**4. Weather Stripping**

Functional

**5. Storm/Screen Door(s)**

N/A

**6. Locks**

Functional

**7. Sliding Door Glass/Safety**

Satisfactory

**Patios/Decking/Porches****1. Surface(s)**

Satisfactory

**2. Railings**

Attention

*The back deck has a section of railing that was missing at time of inspection. Lack of proper banisters and railings are a major cause of household accidents. Our standard of practice recommends that all elevated decks and patios have sturdy protective banisters and railings, if they are more than 18" high. Replacing the missing railing is suggested, as a preventive safety measure.*

**3. Steps/Handrails**

Satisfactory

**4. Foundation/Framing**

Satisfactory

The visible/accessible support components appear satisfactory.

**5. Concrete Slab**

Satisfactory

There are cracks in the exterior concrete surfaces. Sealing the cracks may help slow any settlement.

**6. Electrical Service**

Maintenance

*The exterior electrical outlets at the front entry and back deck, had no power at time of inspection. Further review and repair by a qualified contractor is suggested.*

**7. Weather Protected Outlet(s)**

Yes

**8. Natural Gas Service/Equipment**

No

**9. Lights**

Functional

Several of the exterior light fixtures appear to be controlled by a photo cell and did not illuminate at time of inspection. Questioning the seller about the functionality of the exterior lighting is suggested.

**Roof****1. Cover**

Unknown

The inspector was unable to determine how many layers of roofing material have been installed.

**2. Cover Material Condition**

Functional

# Home Inspection Details

(Italicized comments also appear in the summary report)

The roof cover material is in functional condition. Questioning the sellers on its exact age is suggested. The material used on this roof has an approximate life expectancy of 25 years from the date of installation, if properly and regularly maintained. Our opinion of the roof is based on a visual inspection of the surface and associated components. With any roof, regardless of age, leakage is always possible from time to time. This can occur, for example along the edges of the roof, at joints between different roof surfaces and flashings. Shingles may suddenly split due to temperature variations resulting in leakage and premature shingle failure. With proper care, regular inspection and preventive maintenance, the roof cover material should provide a number of years of adequate protection before resurfacing is needed. Our opinion does not constitute a warranty that the roof is, or will remain, free of water intrusion.

### 3. Debris on Roof

None

There was no debris build up on the roof at the time of the inspection. Debris build up should be blown off the roof surface on an annual basis, or as needed as a proper care and maintenance recommendation.

### 4. Drains/Splash Blocks

Functional

The inspection of the downspout drains did not show visible evidence that they may be plugged with debris. It is important to keep the drains clear and functional so that they do not overflow next to the foundations perimeter. Downspouts that empty along the foundation wall are the most common cause of water penetration into basements and crawl space areas. The inspector recommends inspecting the drains and/or splash blocks after a heavy rain to identify if they are providing their intended service. Periodic cleaning of drain piping by a professional is often needed every 10-15 years.

### 5. Flashing/Caulking

Functional

For preventive considerations, the inspector recommends that the flashing and caulking material around the vent covers and other protrusions be inspected and touched up on an annual basis. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis. Caulking material can be purchased at a local home improvement center.

### 6. Gutters/Down Spouts

Functional

### 7. Indications of Leaking

No

### 8. Moss/Mildew

None

Roofs can be treated with readily available products to prevent/retard moss and lichen growth. Applying the moss killer twice a year during the warm wet periods of fall and spring is recommended by the roofing material manufacturers. If cleaning is to be performed it should be done using a moss killer and soft broom or brush.

CAUTION: Asphalt composition shingles should not be pressure washed due to the tendency to wear the protective mineral coating and shorten the material life expectancy.

### 9. Ridges

Functional

### 10. Roof Cover Material(s)

Composition Shingle

### 11. Roof Evaluated From

Walk Surface

### 12. Roof Type

Pitched



**13. Skylight(s)**

None

**14. Soft Spots**

No

**15. Valleys**

Satisfactory

**16. Vents/Chimneys/Covers**

Functional

**Utility Services****1. Carbon Monoxide**

Not Tested

Testing for Carbon Monoxide (CO) is NOT within the scope of a home inspection, according to the national/state standards of both the American Society of Home Inspectors and the National Association of Home Inspectors as well as the Washington State standard of practice. We recommend CO detectors with battery back up and a digital read out be purchased and installed on each level of the structure and according to manufacturer's instructions, and that fossil fuel-fired appliances be serviced and evaluated annually per manufacturers instructions. For further information on the causes and measures to be taken to help prevent CO poisoning try these helpful links. <http://www.epa.gov/air/urbanair/co/index.html> <http://www.carbon-monoxide-poisoning.com>

**2. Electrical Services**

Overhead

**3. Gas Odors**

None Noted

**4. Gas Service**

Natural

The inspector recommends purchasing an emergency shut off tool for the gas meter. A crescent wrench or special shut off tool can be purchased at your local hardware or home improvement center. The inspector recommends attaching it with a piece of string to the meter for easy accessibility in an emergency.

**5. Overhead Service Lines**

Functional

**6. Service Shut Off(s)**

Meters and Appliances

**7. Sewer Line Clean-out**

Crawl Space

**8. Vents/Exhaust**

Satisfactory

The exhaust vent piping for the gas appliances was inspected and found to be free of defects that would require immediate action at this time. The vent piping should be inspected annually when the gas appliances are serviced by a qualified technician. Note: Routine home maintenance should include periodic air-flow evaluation and/or cleaning of the dryer ventilation system (ductwork, outlet, etc.) as a safety consideration.

**9. Water Meter Location**

Unknown

The inspector was not able to determine the location of a water meter. It is recommended that the current owner be consulted regarding the location of the meter as well as information regarding the water district.

**10. Water Shutoff**

Garage

**Attached Garage**

**1. Size**

Two Car

The garage is full of personal belongings. The inspector noted that he doesn't move stored belongings.

**2. Garage Door(s)**

Functional

**3. Automatic Opener(s)**

Functional

The automatic garage door opener was identified to be in working order at the time of the inspection.

**4. Springs/Mount**

Functional

**5. Safety Operation, Opener(s)**

Functional

The garage door is missing an electric eye, that reverses the garage door opener when an obstacle passes under the door while closing. The garage door opener safety feature was checked and did appear to operate when it encounters an obstacle in the closing mode. Installing an electric eye is recommended, as a safety precaution.

**6. Door Seal**

Functional

The seal on the bottom of the garage door appears to be in functional condition and should provide for intended service.

**7. Floor/Foundation**

Satisfactory

**8. Heat**

No

Garage areas are not normally heated. The garage area is not considered a living area.

**9. Evidence of Insects**

No

There was no visible evidence of undesirable insects foraging in the visible areas of the garage. Stored items along the walls in the garage limit the extent of the visual inspection. Inspecting this area on an annual basis for insect activity is recommended as a preventive measure.

**10. Evidence of Rodents**

No

**11. Lighting**

Functional

**12. Insulation**

N/A

**13. Fire Wall/Ceiling Board**

Satisfactory

**14. Evidence of Moisture Penetration**

No

**Electrical Service**

**1. Panel/Sub-Panel Location(s)**

Other

Dining area.

**2. Service Size (Amps)/(Volts)**

200 amps 240 volts

**3. Over Current Devices**

Breakers

**4. Service to Panel**

Aluminum

**5. Panel to Structure**

Copper

**6. Panel Cover**

Functional

**7. Panel Cover(s) Removed**

Yes

The face plate of the main electrical panel was removed to provide the inspector visual access for verification of panel condition, breaker configuration, and wire type. Electric panels often have un-identified and/or mis-labeled breakers. Verifying the accuracy of circuit legends or notations on electrical panels is beyond the scope of this inspection. Verification service can be performed by a licensed electrician, if desired.

**8. Breaker Configuration**

Satisfactory

**9. Wire-Over Current Compatibility**

Satisfactory

The visible wires appeared to be properly sized to the breaker overcurrent rating, however not all the wire ends were visible where they connected to the breakers. An overcurrent incompatibility condition may exist in the panel. The only way to find out is to turn off the breakers and remove the wires for inspection. This however is well outside the scope of the national home inspection standards of practice and is considered invasive.

**10. Receptacle Ground Verify**

Satisfactory

The inspector has SPOT CHECKED the three-prong female 110 volt electrical outlets throughout the structure, and has not found any that were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist.

**11. G.F.C.I. Protection**

Yes

**12. Service Ground Verified**

Not Visible

**13. Outlets, Switches, Junction Boxes, Lighting**

Maintenance

The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were visible and accessible at the time of the inspection. Occupied homes often have furniture and stored items covering electrical outlets, switches and junction boxes which limit their accessibility for inspection. Testing is not performed on 220 volt outlets. There may be one or more unidentified wall switches present. The inspector recommends conferring with the seller regarding the function of such switches.

*There are wire ends in the attic that should be secured with wire nuts and placed within a junction box. Further review and repair by a qualified contractor is suggested.*

**14. Wire Method**

Romex

**15. Arc Fault Breakers (A.F.C.I.)**

Not Present

Arc Fault Circuit Interrupter (AFCI) is a residential circuit breaker with an integrated processor which recognizes the unique current and/or voltage signatures associated with arcing faults, and acts to interrupt the circuit to reduce the likelihood of an electrical fire. Testing these devices is outside the scope of a home inspection.

**Water Heater****1. Location(s)**

Garage

**2. Type**

Gas

*The water heater's listed date of manufacture read 2003. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. Budgeting for replacement of water heaters that are over 8 years is recommended as failure could occur at any time due to their age.*

**3. Size Main/Aux (Gal)**

Approximately 40 US Gallons

**4. Evidence of Leaks**

No

**5. Evidence of Encrustation**

No

**6. Safety Valve**

Present

There is a temperature/pressure relief valve installed on the water heater that lets water escape if the temperature or pressure is too high.

**7. Discharge Pipe**

Functional

There is an approved discharge tube connected to the temperature/ pressure relief valve. The tube is installed to prevent someone from being sprayed with hot water in the event that the valve discharges. Discharging of the valves is uncommon and usually indicates that the water heater is in need of service or the relief valve is in need of replacing.

**8. Safety Tie Down(s)**

Satisfactory

**9. Insulation Blanket**

N/A

**10. Installation**

Functional

Most experts recommend that hot water temperature should not exceed 120° F. A water temperature exceeding this poses serious risk of burns, particularly to children. We should also be concerned that lowering water temperature might lead to greater chances of passing illness between family members due to low water temperatures that may cause harmful bacterial growth. The water heater did produce heated water at time of inspection. The inspector did not take a temperature reading of the heated water. The inspector recommends maintaining the water heater and temperature to manufactures guidelines.

**Heating System**

# Home Inspection Details

(Italicized comments also appear in the summary report)

**1. Location(s)**

Garage

The natural gas burning furnace and water heater are located in the garage and are not protected by a parking post. Installing parking posts to protect these appliances from accidental damage is recommended, as a safety precaution.

**2. System Type(s)/Info**

Gas Fired Furnace

The furnace appears to be 18 years old. A conventional gas fired forced air furnace contains a heat exchanger that has an average life expectancy of 20-25 years from the date of installation. However, there have been exceptions on both sides. As the furnace ages, there is a higher probability of component failure at any time.

**3. Thermostat Location(s)**

Dining Room

**4. Thermostat Type**

Electronic Programmable

**5. Thermostat Condition**

Functional

**6. On/Off Check**

Satisfactory

The heating system was on/off tested and found to be operational under normal operating procedures.

**7. Operation Noise**

Satisfactory

**8. Filter Condition**

Satisfactory

The inspector recommends changing or cleaning the filter on a quarterly basis or as needed.

**9. Electronic Filter System**

No

**10. Vents/Flues**

Functional

**11. Ducts/Returns/Radiators**

Functional

**12. Non-Heated Area(s)**

None

**13. Service Notes/Filter Size**

None Visible

*The inspector was unable to locate an apparent service record which would indicate the furnace has had a complete, technically exhaustive evaluation and service within the last year. Complete servicing by a professional is recommended annually prior to each heating season. Questioning the seller on available current service records is advised. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating contractor provide a complete service on the system that includes and invasive inspection of the heat exchanger and evaluation of the burners, in order to ensure long term function is provided.*

**Kitchen(s)****1. Under Sink Inspection**

Satisfactory

# Home Inspection Details

(Italicized comments also appear in the summary report)

**2. Floor Cover Material**

Satisfactory

**3. Ceiling/Walls/Doors**

Satisfactory

**4. Sink/Faucet Leak**

No

**5. Drains Appear Clear**

Yes

**6. Stove Exhaust Fan**

Functional

**7. Stove Exhaust Filter**

Functional

The cook top grease filter can be cleaned in the dishwasher periodically.

**8. Water For Refrigerator**

Yes

**9. Stove/Cook Top**

Gas

**10. Cook top, Burners/Elements**

Functional

**11. Controls**

Functional

**12. Built-in Microwave Operational**

Yes

**13. Built-in Microwave Door Appearance**

Functional

**14. Oven**

Gas

**15. Oven Operational**

Yes

The oven was checked for on/off operation only. This is not a guarantee the oven will respond to set temperatures.

**16. Oven Appearance/Condition**

Functional

**17. Counter Tops**

Satisfactory

**18. Garbage Disposal**

None

**19. Lighting**

Functional

**20. Woodwork Finishes**

Satisfactory

**21. Drawers/Doors**



# Home Inspection Details

(Italicized comments also appear in the summary report)

Satisfactory

## 22. Dishwasher

Maintenance

The dishwasher appears to be working and no leaks were observed. An on/off check of the dishwasher was performed to determine if it is operational. A full cycle check is often not possible in the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean.

*The dishwasher is missing its air gap, that prevents sewer gasses and gray water from entering the dishwasher. Installing the required air gap at sink level is recommended. Further review by a qualified contractor is suggested.*

## 23. Kitchen Fixtures

Satisfactory

### Laundry Area

#### 1. Location

Other

Master bedroom's closet

#### 2. Washer Hookup(s)

Yes

#### 3. Dryer Hookup(s)

Yes

#### 4. Gas Service

No

#### 5. Dryer Electrical Service 240V

Yes

#### 6. Drain(s)

Functional

#### 7. Laundry Basin

None

#### 8. Dryer Ventilation System

Verified

The dryer vent connection has been verified. The inspector recommends removing and cleaning the dryer vent piping at the time of move in. Excessive lint build up can be a potential fire hazard if not periodically cleaned out. The functionality of the vent for exhausting dryer air cannot be verified within the scope of this inspection.

#### 9. Floor Condition

Satisfactory

#### 10. Lighting

Attention

*The laundry room's light fixture did not illuminate. The fixture, switch and/or bulb may need replacing. Further review by a qualified contractor may be desired.*

#### 11. Area Ventilation

None

#### 12. Ceiling/Walls/Doors

Satisfactory

### Living Room / Main Hall

**1. Window(s)**

Satisfactory

**2. Floor**

Satisfactory

**3. Ceiling/Walls/Doors**

Satisfactory

**4. Doors/Closet Doors**

Attention

The office's entry door does not latch in the closed position. Adjustments to the door fit may be desired.

**Plumbing****1. Size Service to Structure**

Not Visible

**2. Structure Pipe Material**

Copper

**3. Water Pipe Insulation**

Yes

Most but not all of the pipes had insulation.

**4. Pipe Rumble Noise**

No

**5. Surge Bangs**

No

**6. Encrustations Evident**

No

**7. Mineral Deposits**

No

**8. Waste Pipe Material**

Plastic

Water was run in all bathrooms during the inspection and no indications of backing up were noted at the time of the inspection. Invasive inspecting can be performed by qualified plumbing and/or drainage contractors using a camera if such information is desired.

**9. Evidence of Leaks**

No

An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified no visible leaks that require repair at this time. A program of regular inspection by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.

**10. Interior Water Flow**

Functional

**11. Exterior Water Flow**

Functional

**12. Soft Water System**

None

**13. Filter System**

None

## 14. Drainage and Sump Pumps

N/A

### Bathroom(s)/Washroom(s)

#### 1. Floor Cover

Satisfactory

There were no apparent issues with bathroom floor covering at time of inspection.

#### 2. Mildew Noted

N/A

Some molds are known to produce toxins and toxic responses. Toxic mold detection and testing is NOT within the scope of a home inspection. This home inspector is not a qualified professional mold expert. It is recommended that interested parties consider retaining a qualified professional for testing and evaluation.

#### 3. Basin(s)/Fixtures

Satisfactory

Serviceable at the time of the inspection.

#### 4. Basin Drain

Functional

Basin drains appears serviceable at the time of the inspection.

#### 5. Shower Fixtures

Functional

Shower fixtures appeared serviceable at the time of the inspection.

#### 6. Shower Head(s)

Functional

#### 7. Water Resist Cover Wall Cover

Satisfactory

The water resistant wall covering in the shower/bathtub area is in functional condition and appears to be providing adequate protection to the wall surface. The wall covering should be periodically inspected for cracks. Cracks may allow water to penetrate behind the surface material if left unattended.

#### 8. Caulking - Water Exposed Area

Satisfactory

The caulking along water exposed areas in the bathroom appears to provide adequate protection. Caulking around bathtub and shower fixtures, along the tub and the floor, and around sinks should be maintained periodically to continue protection.

#### 9. Tub(s)

None

#### 10. Tub/Shower Drain(s)

Functional

The bathtub/shower drains at an acceptable rate. The drain may need periodic attention to remove clogs or other debris to improve flow.

#### 11. Toilet(s)

Functional

The toilet was inspected for cracks and serviceability. The toilet should be inspected periodically for indications of cracking in the toilet box, tank or base. Cracks are an indication that the toilet has reached the end of its useful life and should be replaced before it leaks.

**12. Ventilation**

Functional

**13. Medicine Cabinet/Vanity**

Functional

**14. Ceiling/Walls/Doors**

Functional

**Bedroom****1. Entry Door(s)/Closet Door(s)**

Satisfactory

**2. Ceiling/Walls/Doors**

Satisfactory

**3. Window(s)**

Satisfactory

**4. Floor**

Satisfactory

**Attic****1. Access**

Satisfactory

**2. Access Location/Type**

Hallway

Hallway and garage.

**3. Attic Evaluated By**

Entrance

The inspector entered the attic and inspected the accessible areas.

**4. Duct Work Piping**

Satisfactory

**5. Exposed Rafters/Sheathing**

Attention

*A small amount of organic staining on the roof sheathing boards was visible at time of inspection. This condition is usually caused by poor attic ventilation and/or by excessive moisture entering the attic area. The staining/organic growth will not continue to be active if the moisture issues are resolved. This inspector is not a certified mold inspector and if further information is desired, it is recommended that an individual with this specialty be contacted for further evaluation. The inspector believes the staining is caused by poor/missing attic ventilation. Further review and repair by a qualified contractor is recommended.*

**6. Framing condition**

Functional

Roof framing was acceptable at time of inspection based on a visual review. This report does not include calculations for determining the adequacy of the design of the roof trusses.

**7. Inaccessible Areas**

No

The inspector has determined that all of the areas of the attic that are not obstructed due to clearance issues were visible for inspection. The lower areas where the roof line meets the outside wall surface is difficult to inspect due to its height. A condition could exist along the lower areas that was not readily apparent.

**8. Insulation**

Fiberglass Batts

**9. Light Thru**

No

**10. Roof Inspect from Underside**

Yes

**11. Ventilation**

Maintenance

*The inspection of the attic has identified a small amount of ventilation; missing ridge vents were noted and the soffit vents appear to be blocked with insulation. Attic areas should be vented with half of the ventilating area near the high point of the roof (ridge) and the other half near the low point (eaves/soffit). An unvented, or under vented attic creates a conducive condition for wood destroying organisms. In the opinion of the inspector, additional venting should be provided for the attic area. Contacting a qualified contractor to further evaluate and install additional venting for this area is recommended.*

**Raised Foundation****1. Access Location**

Exterior

**2. Access Size**

Satisfactory

**3. Clearance**

Satisfactory

**4. Debris/Trash**

None

**5. Deteriorated Wood**

No

**6. Evidence of Animals**

No

**7. Evidence of Cracks - Stem Walls**

No

**8. Evidence of Insects**

No

The inspector has found no evidence of active undesirable insect activity at the time of the inspection. Periodic inspection is recommended as a condition may exist that was not readily apparent at this time. Note: Dormant insect activity is not determined by this non-invasive inspection and is excluded.

**9. Inaccessible Areas**

None

**10. Insulation**

Batten Insulation

**11. Method of Inspection**

Entrance

**12. Moisture/Dampness**

Satisfactory

# Home Inspection Details

(Italicized comments also appear in the summary report)

**13. Pier Type and Condition**

Wood

**14. Pipe/Ducts**

Maintenance

*There is ducting visible in the crawl space that is not properly supported and is in contact with the ground. The direct ground contact may cause the duct to deteriorate and fail over time. Further review and repair by a qualified contractor is suggested.*

**15. Proper Earth-Wood Clearance**

Yes

**16. Separation Over 1/4"**

No

**17. Sill Plate Anchors**

Not Verified

**18. Vapor Barrier**

Satisfactory

**19. Ventilation**

Maintenance

*The crawl space vents at the front of the home appear to have been blocked siding. Crawl space areas should have 1 square foot of ventilation opening for every 150 square feet of crawl space area. Proper crawl space ventilation is important for a number of reasons, but most importantly to prevent water vapors from entering the home and creating a conducive condition for wood destroying organisms. The crawl space was dry at time of inspection and no evidence of any adverse conditions were visible. Opening the existing crawl space vents is suggested, to ensure proper ventilation.*

**20. Wood Members**

Satisfactory