



Baker Home Inspections

Inspector: **Jordan Baker**
License # 1785



Baker Home Inspections

Client(s): **Sample Report**

Property address: **123 Anonymous St
Bellingham WA**









Inspection date: **Wednesday, January 9, 2019**

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Time started: 12:00 pm

Time finished: 1:30 pm

Present during inspection: Client

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Cold

Ground condition: Wet

Recent weather: Rain

Overnight temperature: Cold

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1


Age of main building: 1970


Source for main building age: Municipal records or property listing

Front of building faces: West

Main entrance faces: West

Occupied: Yes, Furniture or stored items were present


1)  Hornet, bee or wasp nests were found at the building exterior. These can pose a safety hazard. A qualified person should remove nests or exterminate as necessary.

2)  Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<https://www.reporthost.com/?EPA>

<https://www.reporthost.com/?CPSC>

<https://www.reporthost.com/?CDC>

3)  Microbial growths were found at two locations in interior rooms (the bathroom and the southwest bedroom. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry

thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:

<https://www.reporthost.com/?MOLDCDC>

<https://www.reporthost.com/?MOLDEPA>



Photo 3-1 Bathroom



Photo 3-2 Southwest bedroom

- 4) Many areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Fence and gate material: Wood

Site profile: Minor slope

Driveway material: Asphalt

Sidewalk material: Poured in place concrete

Deck, patio, porch cover material and type: Open

Deck, porch and/or balcony material: Concrete

- 5) The asphalt driveway surface was worn and is prone to developing cracks from water penetration. Recommend that a qualified person reseal the driveway. For more information, visit:

<https://www.reporthost.com/?RAD>

- 6) The soil or grading sloped down towards building perimeter in a few areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

- 7) Pavement sloped down towards building perimeter in a couple areas. This may result in water accumulating around building foundations or underneath buildings. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

- 8) Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

- 9) Some sidewalks and/or patios were obscured by debris and couldn't be fully evaluated.

- 10) Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 10-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Apparent wall structure: Wood frame

Wall covering: Vinyl

Apparent foundation type: Crawl space, Concrete slab on grade

Foundation/stem wall material: Poured in place concrete, Concrete slab on grade

Footing material (under foundation stem wall): Poured in place concrete


11)  Some sections of siding and/or trim were loose, damaged and/or substandard. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4

12) Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with rot resistant pressure-treated lumber. Since even pressure-treated materials can eventually decay, plan to periodically check the condition of any wood that is in contact with earth. Note that damage from fungal rot and/or insects may be discovered when soil is removed, and further repairs and wood replacement may be necessary.

13) A couple minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

14) "Honeycombing" was found in a few sections of the concrete foundation. This occurs when aggregate and sand in the concrete mixture bunches into clusters and fails to mix with the cement paste. This can be caused because the concrete mix was too stiff, by inadequate consolidation (insufficient use of a mechanical concrete vibrator) and/or pouring the concrete from too high of an elevation. In many cases honeycombing is only a cosmetic issue, but it does make concrete susceptible to water infiltration. Where honeycombing is accessible, recommend that a qualified person fill voids with an approved material such as hydraulic cement or non-shrinking grout.

When honeycombing is visible, it may also exist in hidden areas. Honeycombing can result in mold growth in absorbent flooring materials (e.g. carpeting and mortar joints), and can cause rigid flooring materials to warp and buckle.

15) Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

16) Trees were in contact with or were close to the building at a couple locations. Damage to the building may occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

17) The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

18) Caulk was missing, deteriorated and/or substandard in some areas. For example, around windows, around doors, at siding butt joints, at siding-trim junctions and/or at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

<https://www.reporthost.com/?CAULK>

19) The home had two or more layers of siding installed. Issues that may exist are: possible hidden rot, moisture issues, fasteners for vinyl siding not being adequate, concealed flashing issues. It is outside the scope of a standard home inspection to know if any of these issues are present. Recommend further evaluation and repair or replace as necessary by qualified contractor.



Photo 19-1

20) **i** Some exterior wall sections were obscured by vegetation and/or stored items and couldn't be fully evaluated. They are excluded from this inspection.

21) **i** Some above-grade foundation walls were obscured by vegetation and/or stored items. The inspector was unable to evaluate these areas. They are excluded from this inspection.

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Not inspected

Location of crawl space access point #A: Not found

Ventilation type: Unconditioned space, with vents

22) **i** The crawl space vents were intentionally blocked (e.g. removable panels, rigid foam). This restricts ventilation in the crawl space and can result in increased levels of moisture inside. This is a conducive condition for wood-destroying organisms. Such vents should be left open at all times except during severe freezing weather. Recommend removing materials or items blocking vents as necessary.



Photo 22-1

23) **i** The original structure of the house was constructed using a slab on grade foundation. The addition was built on a stem wall foundation (the type with a crawl space), however no crawl space access was found. Recommend asking homeowner about where the access, if any, is located and have evaluated by qualified party.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Age of roof surface(s): 1998

Roof inspection method: Partially traversed


Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Gutter and downspout material: Metal

Gutter and downspout installation: Full

24)  The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."


25)  Water was leaking behind a many gutters. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. The edge of the roof structure may become damaged by rot or water. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person evaluate and repair as necessary. For example, by installing flashing or tightening loose gutters.



Photo 25-1


26)  Fungal rot or significant water damage was found at some roof areas at edges of roof sheathing, barge boards and/or soffits. Recommend that a qualified contractor repair as necessary. For example, by replacing all rotten wood, priming and painting new wood and installing flashing.



Photo 26-1



Photo 26-2



Photo 26-3



Photo 26-4



Photo 26-5



Photo 26-6


27)  Many composition shingles were broken, missing and/or damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



Photo 27-1



Photo 27-2



Photo 27-3



Photo 27-4


28)  The rubber or neoprene pipe flashings were split or cracked. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor replace flashings where necessary.




Photo 28-1



Photo 28-2



Photo 28-3 Oh, it is split? Just throw a bunch of caulk on it.

29)  Gaps were found in or around roof soffits and can allow birds or vermin to enter the attic. Recommend that a qualified person repair as necessary to eliminate gaps.


30)  Composition shingles were loose because the adhesive, self-sealing strips weren't sealed. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Self-sealing strips secure the lower edge of shingles and reduce vulnerability to wind damage. Strips may not be sealed because the sealant has failed or because the sealant never activated and cured after the original installation. Recommend that a qualified contractor repair as necessary. For example, by hand sealing shingles with an approved sealant.



Photo 30-1



31)  Some roofing nails or staples were loose, resulting in holes in shingles, loose shingles or lifting shingles. Leaks may occur and can be a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary.



Photo 31-1

32)  No "drip edge" flashing was visible at roof eaves (lower edges). Drip edge helps prevent water from soaking into the edges of the roof sheathing

material (typically plywood or oriented strand board). This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing. Recommend that a qualified contractor install drip edge flashings where missing and per standard building practices.

33) A few gutters and/or downspouts were loose and/or damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 33-1



Photo 33-2

34) Some gutters were leaking. Rainwater may come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 34-1

35) A couple gutters had a substandard slope so that significant amounts of water accumulate in them rather than draining through the downspouts. This can cause gutters to overflow, especially when debris such as leaves or needles has accumulated in them. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by correcting the slope in gutters or installing additional downspouts and extensions.

36) Extensions such as splash blocks or drain pipes for the downspouts were missing and/or poorly sloped. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 36-1



Photo 36-2

37) 🛠️ There was a gap between a couple downspouts and the drain lines. This can allow debris to enter the drain line which can result in clogged lines. Recommend repair by qualified party.

Here is an example of a solution to this concern: <https://www.lowes.com/pd/4-in-dia-PVC-Adapter-Fitting/3133141>



Photo 37-1

38) 🛠️ Minor amounts of moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit: <https://www.reporthost.com/?MOSS>

39) 🛠️ Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

40) 🛠️ Microbial staining was visible at or around most soffits. Such staining is common and may have occurred because of any of the following conditions:

- Latex paint can act as a nutrient for mold/mildew.
- The latex paint originally applied was not a high quality anti-fungal paint.
- Primer was not applied prior to top-coating with latex, or a poor quality primer was applied.
- Airborne dust has settled on the paint and has acted as a nutrient for the mold/mildew.


Normally this type of staining is a cosmetic issue only. However, if the clients wish to eliminate it, various anti-fungal treatments exist. For example, washing with a 10% bleach solution with water, and repainting with anti-fungal primer and a top-coat paint. There may be no one-time fix, and it may be necessary to repeat cleaning and application of treatments in the future. Note that the inspector is not a mold specialist or industrial hygienist and provides no professional opinion on health issues related to microbial growth.



Photo 40-1



Photo 40-2

41)  Nail heads were exposed at a few shingles. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.



42)  A low voltage wire was making contact with some shingles. This has already caused some damage. Recommend further evaluation and repair or replace as necessary by qualified contractor.



Photo 42-1

43)  Stains were found at the front of a few gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Location of attic access point #A: Hall closet

Location of attic access point #B: Master bedroom closet

Attic access points that were opened and viewed, traversed or partially traversed: A, B

Roof structure type: Trusses, Rafters

Ceiling structure: Trusses, Ceiling joists

Ceiling insulation material: Fiberglass loose fill, Fiberglass roll or batt, Mineral wool loose fill

Approximate attic insulation R value (may vary in areas): R-38

Roof ventilation type: Ridge vent(s), Gable end vents, Open soffit vents, Enclosed soffit vents


- 44)  Substandard construction methods observed at a couple locations in the west attic space. This is a potential safety hazard. Recommend further evaluation and repair or replace as necessary by qualified contractor



Photo 44-1



Photo 44-2 Maybe these were to blame


- 45)  The roof structure in the attic was wet, and/or dripping water was found at the northwest corner of the west attic. There appeared to be one or more active leaks in the roof. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 45-1



Photo 45-2


- 46)  Some rafters in the roof structure were damaged or split. This may significantly weaken the roof structure. Recommend that a qualified contractor evaluate and repair or replace as necessary.





Photo 46-1




Photo 46-2

**Photo 46-3****Photo 46-4**

47)  The ceiling insulation in some areas of the attic was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

48)  Cardboard baffles that are intended to keep insulation from blocking soffit vents in the attic were loose and had fallen down. Attic and/or roof structure ventilation can be reduced as a result. The service life for the roof surface materials can also be reduced because of high temperatures. Moisture from condensation is also likely to accumulate in the roof structure and/or attic and can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair or reattach baffles as necessary.

49)  A couple animal (e.g. bird, squirrel) nests were found in the attic. Nesting materials should be removed. Surrounding insulation should be repaired or replaced if necessary. Holes or openings into the attic (e.g. screens, gaps) should be repaired as necessary by a qualified person to prevent future nesting or vermin intrusion.

**Photo 49-1**


50)  The attic or roof vent screens were missing, deteriorated or substandard. Recommend that a qualified person replace or repair screens as necessary to prevent birds or vermin from entering the attic.



Photo 50-1



Photo 50-2

51) The roof decking was spongy, soft or springy in areas when the inspector walked on those areas. This may be caused by deteriorated sheathing, damaged rafters or trusses, and/or otherwise substandard construction. Recommend that a qualified contractor evaluate and repair as necessary.

52) Roof sheathing (plywood or oriented strand board) was sagging in some areas and no panel edge clips ("H clips") were installed. These should be installed when truss or rafter spacing is 24 inches o.c. or more and with 3/8-inch sheathing. These clips help support the edges of the sheathing, and sagging can result if they're not installed. This may also void the warranty on some brands of shingles. Recommend that a qualified contractor evaluate and repair per standard building practices.



Photo 52-1

53) The roof structure had three types of ventilation openings; soffit, gable end, and ridge vents. Standard building practices call for venting to be installed at the lowest and highest points of a roof structure, with equal amounts of venting divided between them. This promotes airflow, drawing cool air in from below and exhausting warm and potentially moist air out through the top. Usually this is done with soffit vents, plus ridge **OR** gable end vents. When both ridge and gable end vents are installed, then cool air can be drawn in from the gable end vents instead of the soffit vents, leaving stagnant air at the lower sections of the attic or roof structure. Moisture from condensation can accumulate where the stagnant air is, and can be a conducive condition for wood-destroying organisms. Temperatures can also be elevated where the stagnant air is, and result in reduced life of roof surface materials and/or increased cooling costs. Consult with a qualified contractor who has a good understanding of roof ventilation systems, and that repairs be made per standard building practices. In some cases, the gable end vents simply need to be blocked off.

54) All attic areas and roof structures more than 6 and/or 8 feet from attic access points #A and B were inaccessible due to possible damage to insulation if traversed and/or limited height. These areas were not evaluated and are excluded from the inspection.

55) Microbial staining was visible on roof sheathing in the attic. Such staining usually occurs due to elevated humidity in the attic, and subsequent elevated moisture levels in the sheathing. When humid attic conditions have been corrected, it's likely that such staining will stop growing. Humid conditions often occur during construction when large volumes of water evaporate from paint and drywall mud, and can then return to normal, dryer levels. However, ongoing ventilation and/or insulation issues can also result in humid conditions. Please note any other comments in this report related to ventilation, insulation and/or moisture levels in the attic, and make any related recommended corrections. After issues related to the moisture conditions have been corrected, the clients may or may not wish to have mitigation work performed for the biological staining. Typically mold abatement specialists perform such work and may do the following:

- Remove affected attic insulation
- Clean microbial staining from wood surfaces

- Treat wood surfaces with mildewcides
- Prime wood with special primers
- Install new attic insulation

Note that the inspector is not a mold specialist or industrial hygienist and provides no professional opinion on health issues related to microbial growth.



Photo 55-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Primary service type: Overhead

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Location of main service panel #A: Bedroom

Location of main disconnect: Breaker at top of main service panel



Branch circuit wiring type: non-metallic sheathed

Ground fault circuit interrupter (GFCI) protection present: Yes


Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested


Smoke alarm power source(s): Hard wired

56)   The ground fault circuit interrupter (GFCI) devices protecting receptacles at the bathroom wouldn't trip when tested. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.


**Photo 56-1**


57)  One bushing was missing or loose from where wires enter the hole in the service panel. This is a potential safety hazard because the wiring insulation can be cut or abraded on the metal edge of the hole. Recommend that a qualified electrician install or repair bushings where necessary.

**Photo 57-1**


58)  Two multi-strand aluminum wires in the service panel lacked anti-oxidant paste at their connections with other equipment (e.g. circuit breakers, lugs, bus bars). Oxidation can occur without it and result in reduced conductivity and overheating. This is a potential fire hazard. Recommend that a qualified electrician apply anti-oxidant paste per standard building practices.

**Photo 58-1**


59)  The wall-mounted exterior light fixtures had no caulk installed above the back plate. Water can enter the space behind the back plate and contact wiring. This is a potential shock hazard. Recommend that a qualified person apply caulk above and around the back plate per standard building practices. A gap should be left at the bottom of the plate so that condensation can drain out.



60)  The light fixture in the exterior closet was controlled by a metal pull chain. This is a safety hazard for shock. Recommend that strings or isolating


links be installed to prevent shock.


61)  Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.


It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.


62)  A ground fault circuit interrupter (GFCI) receptacle or circuit breaker was defective. Because of this, the inspector was unable to determine if all electric receptacles that should be protected by GFCI devices, were protected. After defective GFCI devices have been replaced or repaired, recommend that a qualified electrician verify that receptacles throughout the house have GFCI protection per standard building practices, and make repairs if necessary.

63)   Light fixtures with fully or partially exposed fluorescent bulbs were installed in a couple closets. This is a safety hazard. Recommend that protective sleeves be installed on such bulbs to prevent breakage.

64)  Non-metallic sheathed wiring in the attic was routed on surfaces within 6 feet of the access hatches, and was subject to damage. Wiring can be damaged when hatches are lifted and set aside, when stored items are moved into or out of the attic, etc. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair per standard building practices.

65)  Lighting was missing at a couple closets. For safety and convenience, recommend that a qualified electrician install lighting as necessary, and per standard building practices.



66)  Light fixtures with fully or partially exposed incandescent bulbs were installed in a couple closets. This is a potential safety hazard. Flammable stored items can come into contact with hot bulbs, or hot fragments from broken bulbs can fall on combustible materials. Closet lighting should use fluorescent light fixtures or fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. If globes or covers are missing, they should be replaced. Otherwise recommend that a qualified electrician replace closet lights per standard building practices.

67)  Electrical receptacles were installed correctly at time of build, since then electrical codes have changed to include AFCI protection. As of now electric receptacles at the kitchen, family room, dining room, living room, closet(s), hallway(s) and/or laundry area had no visible arc fault circuit interrupter (AFCI) protection, or the inspector was unable to determine if AFCI protection was present. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:

<https://www.reporthost.com/?AFCI>

68)   The legend for circuit breakers in the service panel was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.




69)   A few energized conductors in the service panel had white or brown insulation. Insulation on energized conductors should be black or red in color to identify them as energized wires. Recommend that a qualified electrician re-identify wires per standard building practices. For example, by wrapping in black vinyl tape or marking with a black permanent marker.




Photo 69-1



Photo 69-2

70)  The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.

71)  Bulbs in a couple light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.


72)  Unapproved breakers were installed in the service panel. Some breakers made by other manufactures are allowed in certain panels, however these are not. Recommend further evaluation and repair or replace as necessary by licensed electrician.



Photo 72-1 Only Cutler-Hammer breakers with "BR" on labeled them are allowed; these are labeled "CL".

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs

or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Water service: Public

Water pressure (psi): 70

Location of main water meter: By street

Service pipe material: Copper



Supply pipe material: Copper

Drain pipe material: Plastic

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Not determined (obscured, inaccessible or none found)

Vent pipe material: Plastic


73)   Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:


- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary


For more information visit:


<https://www.reporhost.com/?LEADDW>

<https://www.reporhost.com/?LEAD>

74)  The east hose bib leaked when tested. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

75)  The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

76)  The inspector was unable to locate the main sewer clean-out, and unable to verify that one exists. Such clean-outs can help determine if the main line versus a fixture drain line is clogged, and make clearing out the sewer line easier and less expensive. Without a main sewer clean-out, a plumber's drain clearing machine will need to be run through an internal fixture (e.g. a toilet) or through a vent pipe typically located on the roof. Consult with the property owner, or have a qualified plumber evaluate if necessary, to determine if a clean-out exists. If one is not installed, then recommend that a qualified plumber install one per standard building practices.

77)  The west hose bib was not the "frost-free" design, and is more likely to freeze during cold weather than frost-free hose bibs. Recommend that a qualified plumber upgrade these with frost-free hose bibs to prevent freezing, pipes bursting, flooding and possible water damage.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Type: Tank

Energy source: Electricity

Estimated age: 2015

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: Bradford White

Model number: M250S6DS-1NCWW

Serial number: MD36030956

Location of water heater: Exterior closet

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 108

78) + The water heater's earthquake reinforcement was substandard. For example, struts were used rather than straps, substandard fasteners were used, or they may allow significant movement. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines leaking if gas-fired, or electric wiring being damaged if powered by electricity. Water leaks may also occur. Recommend that a qualified person repair or replace existing earthquake reinforcement per standard building practices. Typically 2 straps are required, the upper being located 1/3 of the way down from the top, and the lower being 1/3 of the way up from the bottom. If the water heater isn't located against a wall, blocking should be installed between it and the wall so the straps can be adequately tightened.

79) + One flexible connector was used for the temperature-pressure relief valve drain line. Flex connectors can be bent or kinked so as to restrict the flow of the drain line and impair the operation of the valve. They typically are not rated for the temperature and pressure of water being discharged (potentially 150 psi and 210 degrees F). Flex connectors used this way pose a potential safety hazard for explosion. Recommend that a qualified plumber repair per standard building practices. For example, by installing a drain line made of rigid copper or CPVC plastic pipe.



Photo 79-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Electric heaters

General heating distribution type(s): None, individual heaters

Electric heater type (not forced air): Wall mounted, fan-assisted

Manufacturer of electric heaters (not forced air): King

80) i This home did not appear to have a 24-hour ventilation system. Such systems can be created by installing a timer on an existing bathroom or laundry room exhaust fan. These simple ventilation systems can help reduce moisture and stale air inside the home. 24 or 12 hour timers can be configured to operate the fans automatically one or more times per day for a set length of time. Guidelines vary for when and how long such fans should be configured to operate depending on the size of the house, number of occupants and rating of the fan. Recommend that the client consider installing a timer (and fan if necessary) for a simple 24-hour ventilation system. Work should be done by a qualified contractor.

Kitchen


Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of

operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.


Permanently installed kitchen appliances present during inspection: Range, Refrigerator


Range, cooktop, oven type: Electric

Type of ventilation: Hood or built into microwave over range or cooktop

81)  The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<https://www.reporthost.com/?ATB>

82)  The sink drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.

83)  The exhaust fan over the range recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles not being installed, or problems with duct work. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.


Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.


Location #A: Full bath, Laundry room/area

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

84)  The clothes dryer exhaust duct was too narrow (3 inches wide). Dryer ducts should be a minimum of 4 inches wide. Air flow will be restricted as a result and the clothes dryer may overheat. This is a potential safety hazard. Recommend that a qualified person replace or repair the duct as necessary. For more information, visit:

<https://www.reporthost.com/?DRYER>

85)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes and/or around the sink. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.




86)  Vinyl flooring in the bathroom was deteriorated and/or loose. Water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.





Photo 86-1


87)  The sink drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.


88)  Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.


89)  Caulk was missing around the base of the bathtub spout, or there was a gap behind it. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.

90)  Gaps, no caulk, or substandard caulking were found between the bathtub and the floor, walls and/or enclosure seams. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

91)  The bathroom with a shower or bathtub didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

92)  Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.

93)  The clothes dryer exhaust duct was routed through an unheated space (e.g. crawl space, basement, attic) and was not insulated. Condensation can accumulate inside the duct. In extreme cases ducts can be blocked by pooled water. Recommend that a qualified person permanently install R-4 insulation around the duct per standard building practices.

94)  Vinyl flooring with seams was installed in the bathroom. Spilled water can penetrate seams and damage the sub-floor. Recommend that a qualified contractor install continuous waterproof flooring in wet areas such as bathrooms.



95)  The dryer duct transition piece was loose and substandard. Recommend replace by qualified party.



Photo 95-1

96)  The countertops and/or areas below sink were obscured by stored items and couldn't be fully evaluated.

Interior. Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.



Exterior door material: Metal, Sliding glass

Type(s) of windows: Vinyl

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum

97)   Some ceilings in this structure had ceiling texture possibly installed prior to the mid-1980s. This material may contain asbestos, which is a known health hazard. Laws were passed in the United States in 1978 prohibiting use of asbestos in residential structures, but stocks of existing materials

were used for some time thereafter. The client may wish to have this ceiling material tested by a qualified lab to determine if it does contain asbestos.

In most cases, when the material is intact and in good condition, keeping it encapsulated with paint and not disturbing it may reduce or effectively eliminate the health hazard. If the client wishes to remove the material, or plans to disturb it through remodeling, they should have it tested by a qualified lab and/or consult with a qualified industrial hygienist or asbestos abatement specialist. For more information, visit:

<https://www.reporthost.com/?AITH>

98) + The bedrooms had windows that were too high above the floor. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. The base of openings for egress windows should be a maximum of 44 inches above the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. If concerned, have a qualified contractor repair or make modifications per standard building practices. For more information, visit:

<https://www.reporthost.com/?EGRESS>



Photo 98-1 47 inches high

99) 🔧🔍 Less than professional installation of the vinyl windows. Leaks can occur as a result creating a conducive condition for wood-destroying organisms. Recommend further evaluation and repair or replace as necessary by qualified contractor.



Photo 99-1



Photo 99-2 Moisture is collecting in the tracks and causing fasteners to rust.



Photo 99-3 Moisture is being retained in the window track rather than exiting through the wep holes.

-
- 100)** 🛠️ Weatherstripping around the exterior doors was deteriorated. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.
-
- 101)** 🛠️ Metal threshold at the front exterior door was substandard. Recommend that a qualified person repair as necessary to minimize sagging or movement, to ensure that the threshold is securely attached, and apply caulk or weather stripping materials to make a weatherproof seal.
-
- 102)** 🛠️ The lock mechanism on the sliding glass door was inoperable. Recommend that a qualified person repair as necessary.
-
- 103)** 🛠️ Lock mechanisms on a couple windows were damaged. This can pose a security risk. Recommend that a qualified person repair as necessary.
-



Photo 103-1

-
- 104)** 🛠️ Carpeting in some areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.
-
- 105)** 🛠️ A couple window screens were damaged or deteriorated. These windows may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.
-
- 106)** 🛠️ Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in some areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: <https://www.reporhost.com/?ECC>
-
- 107)** 🛠️ Fixtures such as towel hangers and/or toilet paper holders were loose. Recommend that a qualified person repair or replace as necessary.
-
- 108)** 🔍 Condensation or staining was visible between multi-pane glass in a couple windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's U-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.
-

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to

identify every window with failed seals or desiccant.



Photo 108-1



Photo 108-2

109) Squeaking or creaking noises occur when walking on sections of flooring. This is usually caused where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit: <https://www.reporhost.com/?SQUEAK>

110) There was no verifiable thermal barrier within the infrared spectrum at a few small areas in the home. This can cause reduced efficiency of the heating and cooling system. This can also cause "ghosting"; which occurs when warm conditioned air and any airborne debris is drawn to colder areas and stains the wall covering. Recommend destructive discovery by qualified contractor.

Here is some additional information on ghosting: https://inspectapedia.com/interiors/Thermal_Tracking.php

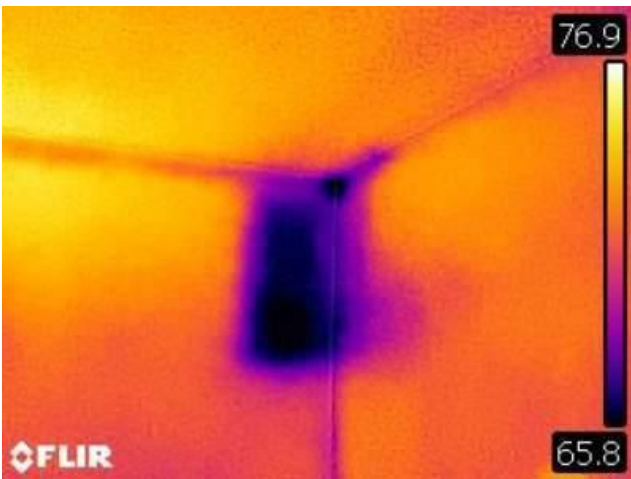


Photo 110-1 East wall in living room

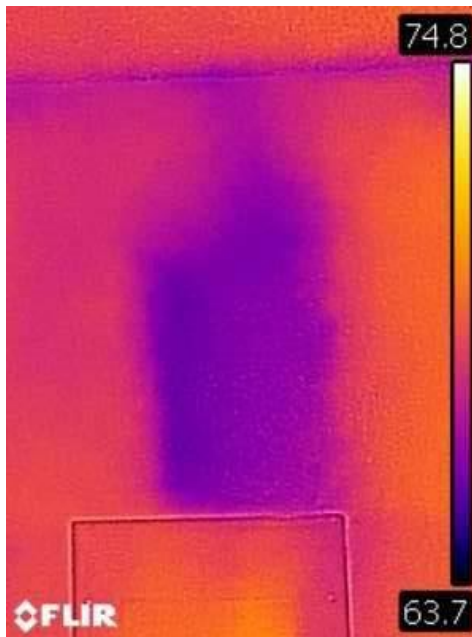


Photo 110-2 Above the service panel

111) The exterior closet hinged door had no deadbolt lock installed and relied solely on the entry lockset for security. Recommend installing locksets on exterior doors where missing for added security.

112) Condensation was found around some windows. This is typically caused by high levels of indoor moisture coming in contact with cold, exterior surfaces, and can be controlled by heating and ventilation. Recommend the following:

- Keep multiple windows slightly open in different parts of the house to allow ventilation
- Keep bathroom doors closed when showering
- Use exhaust fans when showering and cooking

- Use heavy curtains to cover and insulate windows
 - Avoid hanging wet clothes indoors to dry
 - Use dehumidifiers
 - Replace single-pane windows (if any) with multi-pane windows
-

Thank you for choosing Baker Home Inspections. Please contact at any time with questions regarding your inspection report.

Jordan Baker

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