



Baker Home Inspections

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License # 1785



Baker Home Inspections









Client(s): **Future Home Owner**
Property address: **123 Baker Street**
Bellingham, WA
Inspection date: **Thursday, December 13, 2018**

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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

Present during inspection: Property owner

Weather conditions during inspection: Sunny

Temperature during inspection: Warm

Ground condition: Dry

Recent weather: Dry (no rain)

Overnight temperature: Cool

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 1950

Source for main building age: Municipal records or property listing

Front of building faces: East

Main entrance faces: East

Occupied: Yes




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- 1)  A few hornet, bee or wasp nests were found at the building exterior and in the crawl space. These can pose a safety hazard. A qualified person should remove nests or exterminate as necessary.



Photo 1-1 Southwest corner of crawl space.




Photo 1-2

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:

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

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

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

3)  Many areas and items at this property were obscured by furniture, stored items and/or debris. 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: Wire

Retaining wall material: Concrete

Site profile: Minor slope

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Deck, patio, porch cover material and type: Open

Deck, porch and/or balcony material: Concrete



4)   Handrails at the flights of stairs were loose and/or wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.



Photo 4-1



Photo 4-2

- 5) **+** The risers for stairs at all exterior locations varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than $\frac{3}{8}$ inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.
- 6) **+** Handrails at the flights of stairs were not graspable and posed a fall hazard. Handrails should be $1\frac{1}{4}$ - 2 inches in diameter if round, or $2\frac{5}{8}$ inches or less in width if flat. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.
- 7) **+** Handrails at the flights of stairs were too low and pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each tread/riser. Recommend that a qualified person repair per standard building practices.
- 8) **+** The stairs at the main entry had gaps between the treads and handrail that were too large. Gaps between treads and handrails should not permit the passage of a 6-inch sphere. At a minimum, the client should be aware of this hazard. Recommend that a qualified contractor repair or replace as per standard building practices.
- 9) **⚠** Guardrails were attached to the building exterior. Such attachments 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 that a qualified person repair as necessary so there is at least a 2-inch gap between guardrail and building exteriors. At a minimum, monitor these areas for rot in the future.
- 10) **⚠** The masonry planters were damaged and/or deteriorated. Recommend that a qualified person remove, repair or replace planters as necessary.



Photo 10-1



Photo 10-2



Photo 10-3 Bowing in the middle



11)  Fungal rot or damage from wood-destroying insects was found at the wooden planter boxes. Recommend that a qualified person remove, repair or replace planter boxes as necessary. All rotten or insect-damaged wood should be replaced or removed.



Photo 11-1



Photo 11-2

12)  Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.


13)  Cracks, holes, settlement, heaving and/or deterioration were found in the back patio. Recommend that qualified contractor repair as necessary.



Photo 13-1



Photo 13-2

14) Minor cracks, deterioration, leaning or bowing were found in the retaining walls. The retaining walls appeared to be serviceable, but recommend monitoring them in the future. Further deterioration may occur and retaining walls may need significant repairs or replacement at some point. Note that such repairs are often expensive.

15) The soil or grading sloped down towards the building perimeter on the north side. 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.

16) The driveway sloped down towards the garage. This may result in water accumulating in the garage, around building foundations or underneath buildings, and is a conducive condition for wood-destroying organisms. 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 and installing new pavement.

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

18) Some patios were obscured by stored items and couldn't be fully evaluated.

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, from a ladder

Apparent wall structure: Wood frame

Wall covering: Wood

Apparent foundation type: Crawl space

Foundation/stem wall material: Poured in place concrete

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

19) A couple isolated footings or sections of footings or foundations were undermined. Soil has either eroded out from underneath or has been excavated too close to these areas. Standard building practices typically require undisturbed soil to extend at least a foot horizontally out from the edge of footings and then slope down no more steeply than 45 degrees. Otherwise soil can collapse from beneath the footing(s). Recommend that a qualified contractor or engineer evaluate and determine what repairs if any should be made. If repairs are needed, a qualified contractor should make them.



Photo 19-1



Photo 19-2 Southwest corner of crawl space.



20)  Untreated wood siding and/or trim was in contact with concrete or masonry at the exterior. Moisture collected between the two materials or wicking up into the wood is a conducive condition for wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. Recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.



Photo 20-1



Photo 20-2

21)  Soil was in contact with or less than 6 inches from siding, trim or structural wood in a couple locations. 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.


22)  Many sections of siding and/or trim were deteriorated, split, warped, damaged, and/or substandard. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 22-1



Photo 22-2



Photo 22-3



Photo 22-4



Photo 22-5



Photo 22-6



Photo 22-7



Photo 22-8

23) 🪛 Fungal rot was found at sections of siding, trim, window sills, fascia and, barge boards. Conductive conditions for rot should be corrected. Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.



Photo 23-1 Garage door



Photo 23-2 Soffit above front entrance.



Photo 23-3



Photo 23-4



Photo 23-5



Photo 23-6



Photo 23-7




Photo 23-8




Photo 23-9 Northeast corner soffit



Photo 23-10

24)  The dryer exhaust duct end cap was damaged. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. Recommend that a qualified person repair or replace caps as necessary.

25)  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.


26)  A few holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 26-1



Photo 26-2



27)  Flashing at a few locations was missing. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.





Photo 27-1 Missing corner flashing




Photo 27-2

28)  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.

29)  Trees were in contact with or were close to the building at the northeast corner of the home. 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.

30)  The paint finish in many 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.

31)  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: <http://www.reporthost.com/?CAULK>


32)  There was algae on the north side of the home. Recommend cleaning siding by qualified party.



Photo 32-1



Photo 32-2

33) A few precast concrete pier blocks were used to support posts or beams, and no poured-in-place concrete footing was visible below. Pier blocks resting directly on soil are prone to settlement. Recommend that a qualified contractor evaluate and repair as necessary and per standard building practices. For example, by pouring concrete footings below.

34) The windows and doors were installed with no "drip cap" or "Z" flashings installed above them. This is common with a home of this age. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed. At a minimum, monitor these areas for rot in the future.

35) Exterior wall sections were obscured by stored items and couldn't be fully evaluated. They are excluded from this inspection.

36) 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: Partially traversed

Location of crawl space access point #A: Garage

Crawl space access points that were opened and viewed, traversed or partially traversed: A

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: Solid wood joists

Insulation material underneath floor above: None visible

Vapor barrier present: Yes, Full

Ventilation type: Unconditioned space, with vents

37) The indoor crawl space access door was not insulated. Weatherstripping was also missing. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency and to prevent dust or odor-laden air from the crawl space entering living spaces.

38) No under-floor insulation was installed in the crawl space. Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.

39) The vapor barrier in some areas of the crawl space was loose or askew. Soil was exposed as a result and will allow water from the soil to evaporate up into the structure. This is a conducive condition for wood-destroying organisms. A 6 mil black plastic sheet should be placed over all exposed soil with

seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified person replace or repair the vapor barrier where necessary and per standard building practices.

40) A few crawl space vents were at or below grade and either no wells were installed or wells were substandard. Vent wells should be installed when vents are at or near grade to prevent debris from blocking vents and/or water from entering vents. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person install, replace or repair vent wells per standard building practices.



Photo 40-1



Photo 40-2

41) A couple crawl space vents were blocked by debris. 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. Materials or items blocking vents should be removed as necessary.

42) The screens for a couple crawl space vents were damaged. Vermin or pets can enter the crawl space and nest, die and/or leave feces and urine. Vermin often damage under-floor insulation too. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.

43) Cellulose material such as scrap wood and/or cardboard or paper was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

44) Evidence of prior water intrusion or accumulation was found in multiple sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.



Photo 44-1



Photo 44-2


45)  Support posts were not positively secured on both sides to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor evaluate and repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.



Photo 45-1


46)  A couple crawl space vents were intentionally blocked. 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 46-1

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.

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

47)  Water stains were found behind a couple 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 47-1


48)  Structural or trim wood such as rafters or fascia boards were in contact with or too close to roof surfaces below. This is a conducive condition for wood-destroying organisms. There should be a gap of 1 1/2 to 2 inches between a roof surface and structural or trim wood above. The gap is meant to prevent water from wicking up into the bottom edge of the wood and causing fungal rot, or damaging the wood. There may also be inadequate space for additional layers of roofing materials in the future. Recommend that a qualified contractor repair per standard building practices. For example, by trimming the wood.



Photo 48-1


49)  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 49-1



Photo 49-2


50)  A couple composition shingles were 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 50-1



Photo 50-2

51) No "drip edge" flashing was visible at roof eaves (lower edges) or rakes (gable end 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.

52) Kick-out flashing was missing at the northeast corner. Such flashing should be located at the bottom of slopes where roof surfaces intersect with exterior walls above. It directs rainwater away from exterior walls and into gutters so that rainwater is less likely to run down the front surfaces of siding or flow behind siding. Recommend that a qualified contractor install kickout flashings where missing and per standard building practices.



Photo 52-1

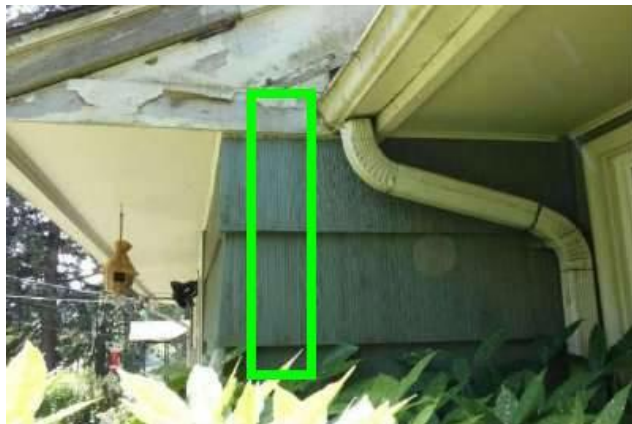



Photo 52-2 Rain water had been running down the siding and caused rot.

53) A couple rubber or neoprene pipe flashings were starting to lift. Leaks can result from windblown rain. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary to prevent leaks. For example, by nailing flashings down and sealing as necessary.



Photo 53-1

54)  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.


55)  A few downspouts or elbows were loose, detached, or had a substandard installation. 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.



Photo 55-1



Photo 55-2



Photo 55-3


56)  One downspout or elbow was installed incorrectly (upside down), with seams oriented so water will leak when flowing down through 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.



Photo 56-1 Northwest corner

57) Extensions such as splash blocks or drain pipes for a couple downspouts were missing. 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 57-1 Downspout terminates next to crawl space vent.



Photo 57-2 Evidence of water entering crawl space through vent.



Photo 57-3

58) Sealant was used at one roof penetration (e.g. pipes, vents, chimneys) rather than flashing. Sealant is not required for most roof penetrations when installations of such items are done professionally and per standard building practices. The presence of sealant suggests that work was performed by someone who was not a qualified contractor. The sealant will be a maintenance issue in the future since it must be renewed periodically. Recommend that a qualified contractor repair where necessary and per standard building practices. For example, by removing sealant and installing flashing.



Photo 58-1

59) Downspouts had evidence of prior leakage. 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 59-1



Photo 59-2

60) Significant amounts of debris have accumulated in the gutters. 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. Recommend cleaning gutters and downspouts now and as necessary in the future.

61) 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: <http://www.reporthost.com/?MOSS>

62) Flashings at the base of the chimney were loose and/or substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 62-1

63) Stains were found at the front of the 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: Stairway

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

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Ceiling insulation material: Fiberglass loose fill, Cellulose loose fill

Roof ventilation type: Box vents (roof jacks), Gable end vents

64) + The facing on fiberglass batt insulation in the attic was exposed. The facing typically acts as a vapor barrier, and if located away from the interior surfaces can trap moisture from condensation in the cavity between the facing and the interior spaces. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by reinstalling or replacing insulation per standard building practices and per the manufacturer's instructions.

Note that the inspector was unable to evaluate areas obscured by insulation to determine if any damage (e.g. rot, insect infestation) has already occurred due to moisture accumulation. When insulation repairs are made, recommend that the exposed structure be evaluated and repairs made if necessary.

65) + Substandard construction methods observed in the attic. This is a potential safety hazard. Recommend further evaluation and repair or replace as necessary by qualified contractor.



Photo 65-1



Photo 65-2



Photo 65-3 Oh, good, they shimmed it.

66) + The attic access doors were located or configured so that it posed a safety hazard for falling when attempting to enter the attic. Recommend that a qualified contractor relocate or reconfigure the access per standard building practices to eliminate this hazard.

67) + The indoor attic access doors were substandard. When located indoors, conditioned air can enter the attic. Energy efficiency can be reduced, moisture can form in the attic, attic air laden with insulation fibers can enter living spaces, and/or pets can enter the attic. This is also a fire hazard as attic access hatch covers and doors are meant to stop or slow the spread of fire into the attic. A qualified person should replace, install or repair hatches or doors as necessary and per standard building practices. Each access point should be insulated and sealed with weatherstripping. For more information, visit:

<http://www.reporthost.com/?ATTACC>

68) 🔧🔍 A few rafters in the roof structure were damaged or split. This may weaken the roof structure. Recommend that a qualified contractor evaluate and repair or replace as necessary.



Photo 68-1



Photo 68-2



Photo 68-3

69) 🔧🔍 The attic access doors were not insulated. Weatherstripping was also missing. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency. For more information, visit: <http://www.reporthost.com/?ATTACC>

70) 🔧🔍 The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

71) 🔧🔍 The exhaust fans in the attic had no duct to route the exhaust air outside. As a result, conditioned air will enter the attic when the fan is operated. This can result in excessive moisture in the attic. Recommend that a qualified contractor install ducting per standard building practices. Typically, this includes a duct with R-4 rated insulation permanently attached to a vent hood or cap installed on the roof or at an exterior wall.



Photo 71-1



Photo 71-2

72) The ceiling insulation in some areas of the attic was compacted or uneven and/or missing. 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).

73) Sections of the roof structure appeared to have substandard ventilation, soffit or lower vents were missing. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building practices.

74) Attic areas and roof structures more than 6 feet from attic access point #A were inaccessible due to limited height. These areas were not evaluated and are excluded from the inspection.

Garage or Carport

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Garage

Type of door between garage and house: Hollow core

Exterior door material: Wood

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Garage ventilation: Exists

75) Weatherstripping around or at the base of the door between the garage and the house was missing. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.

76) The inspector was unable to verify that the glass used in the exterior door was approved safety glass. Glazing that is not approved safety glass located in areas subject to human impact is a safety hazard. Approved safety glass should be used in all swinging doors except where "art glass," jalousie windows or glazing smaller than 3 inches is used. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.



Photo 76-1

77) + The door between the garage and the house was damaged or deteriorated, and did not appear to be fire-resistant. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit: <http://www.reporthost.com/?AGFR>



Photo 77-1

78) + No threshold was installed at the base of the door between the garage and the house. House to garage doors prevent fire and fumes from spreading from the garage to the house. Thresholds prevent fire and fumes from spreading underneath the door. This is a potential safety hazard. Recommend that a qualified person install a threshold per standard building practices.

79) + Gaps and/or areas with missing or substandard surface materials were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit: <http://www.reporthost.com/?AGFR>

80) + Laundry appliances such as clothes washers or dryers were installed in the garage and may be a fire hazard. Electric motors and other components in the appliances can produce sparks that can ignite flammable vapors and gases. Any source of spark or flame in a garage should be at least 18 inches off the floor to minimize the risk of fire. Consult with an appliance specialist about this, and that a qualified person make modifications or repairs if needed. For example, by building platforms to elevate the appliances.

81) + The garage vehicle door was damaged or deteriorated. Recommend that a qualified contractor evaluate and repair or replace door as necessary.



Photo 81-1 Water damage and rot






- 82)  The chain on the automatic garage door opener had more slack or sag than the manufacturer recommends. Adjustment to the chain tension is encouraged.



Photo 82-1

- 83)  The exterior entry door was obscured by stored items. The inspector was unable to operate or fully evaluate the door as a result.
- 84)  Many floor areas were obscured by stored items and/or debris and couldn't be fully evaluated.
- 85)  Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.
- 86)  The garage vehicle door's safety devices were unable to be fully evaluated due to stored items blocking access. Recommend removal of stored items and further evaluation by qualified party.

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: 100

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 100

System ground: Not determined, not readily apparent

Location of main service panel #A: Garage

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

Branch circuit wiring type: non-metallic sheathed, armor clad (AC), metal clad (MC) or flexible metal conduit (FMC), copper, copper clad aluminum

Ground fault circuit interrupter (GFCI) protection present: No

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: No, recommend install

Smoke alarm power source(s): Battery



87)   The service conductor wires appeared to be rated for less amperage than other service components (e.g. meter base, main disconnect and main service panel). This can result in the service conductor wires being overloaded. This is a potential fire hazard. Recommend that a qualified electrician evaluate and repair if necessary.



Photo 87-1 4 AWG THW copper wire has a maximum ampacity of 85 amps and is currently connected to a 100 amp main disconnect.





88)   A few cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.





Photo 88-1



Photo 88-2

89)   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.

90)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](https://www.nfpa.org/learn/older-smoke-alarms), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older

smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.reporthost.com/?SMKALRMLS>

91) + 🔍 No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: <http://www.reporthost.com/?COALRM>

92) + 🔍 A couple light fixtures installed outside were loose. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary.

93) + 🔍 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.

94) + 🔍 2-slot receptacles rather than 3-slot, grounded receptacles were installed in a few areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.



Photo 94-1

95) + 🔍 The service drop wires were less than 10 feet above the ground, a deck or walkways. This is a shock hazard. A qualified electrician or the utility company should repair per standard building practices.

**Photo 95-1**


96) + Non-metallic sheathed wiring was loose, unsupported, or inadequately supported at a couple locations. Such wiring should be trimmed to length if necessary and attached to runners or to solid backing with fasteners at intervals of 4 1/2 feet or less. Fasteners should be installed within 12 inches of all enclosures. Recommend that a qualified electrician repair per standard building practices.


**Photo 96-1**


97) + Bare wire ends, or wires with a substandard termination, was found under the kitchen sink. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.


**Photo 97-1**


98) + A few electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

99)  Modern, 3-slot electric receptacles were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

100)  A 3-slot receptacle was installed for the clothes dryer. Most modern clothes dryers use both 120 and 240 volts (120 for timers and motors, and 240 for heating elements) and either require or are more safely installed with a 4-slot receptacle. With 3-conductor wiring, the ground wire rather than a neutral wire is used to carry the return current back for the 120 volt leg. The clothes dryer's metal frame can become energized if the neutral wire becomes loose at the receptacle or panel. While 3-wire clothes dryer circuits were allowed prior to 1996 and are commonly found, they are considered unsafe due to the risk of shock. Recommend that a qualified electrician convert this to a 4-wire circuit. Note that this may require installing a new circuit wire from the panel to the clothes dryer location.


101)  Lighting was missing at stairs leading to the garage. For safety and convenience, recommend that a qualified electrician install lighting as necessary, and per standard building practices.

102)  Smoke alarms were missing from the bedrooms and on the upper level. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit:
<http://www.reporthost.com/?SMKALRM>

103)  Electrical receptacles were installed correctly at time of installation, since then electrical codes have changed to include AFCI protection. As of now electric receptacles at the bedroom(s), 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:
<http://www.reporthost.com/?AFCI>


104)  Electrical receptacles were installed correctly at time of installation, since then electrical codes have changed to include AFCI protection. As of now, electric receptacles at the kitchen, bathroom(s), wet bar, laundry area, utility sink, garage, exterior, basement, and crawl space had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:


- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
<http://www.reporthost.com/?GFCI>


105)  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.


106)  A few globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.


107)  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.

108)  The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may

need replacing to upgrade.

109)  One circuit breaker in the service panel was in the off position. Consult with the property owner to determine why breakers were tripped or off, and that a qualified electrician evaluate and repair if necessary. Note that the inspector does not operate circuit breakers.



110)  One light fixture was inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

111)  Bulbs in a few 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.

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 pressure (psi): 75


112)   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:

<http://www.reporthost.com/?LEADDW>

<http://www.reporthost.com/?LEAD>

113)  The gas supply to the furnace used only rigid pipe. An approved flexible connector should be installed between appliances and rigid gas piping so the piping won't break loose during an earthquake. Recommend that a qualified contractor repair per standard building practices.

114)  Evidence of one or more possible abandoned underground oil storage tanks was found (e.g. vent pipe, metal supply lines). Recommend attempting to determine if underground tank(s) exist on this property, and/or if tank(s) have been removed or legally decommissioned. If the tank(s) haven't been decommissioned or removed, then the client may be liable for decommission and/or cleanup of contaminated soil in the future. Recommend the following:

- That any non-decommissioned, abandoned underground tanks be legally decommissioned or removed as necessary
- That the soil be tested for oil contamination
- That contaminated soil be removed as necessary



Photo 114-1 Possible vent or filling pipe located near where the line exit the crawl space.



Photo 114-2



Photo 114-3 Fuel lines leading under the foundation.

115) 🔧🔍 One leak was found in a drain pipe or fitting. A qualified plumber should evaluate and repair as necessary.



Photo 115-1

116) 🔧 A few copper water supply pipes had substandard support or were loose. Leaks can occur as a result. Copper supply pipes should have approved hangers every 6-8 feet. If hangers are in contact with the copper pipe, they should be made of a material that doesn't cause the pipes or hangers to corrode due to contact of dissimilar metals. Recommend that a qualified person install hangers or secure pipes per standard building practices.

117) 🔧 Steel piping for the gas service located outside was corroded. Gas leaks can result. Recommend evaluation by a qualified contractor to determine if piping needs replacing. If not, then a qualified person should prep and paint lines as necessary with a rust-preventative paint. Very corroded pipes should be replaced by a qualified contractor.

**Photo 117-1**

118) One ABS or PVC plastic drain pipe had substandard support or was loose. Leaks can occur as a result. Such pipes should have hangers every 4 feet when run horizontally. Recommend that a qualified person install hangers or secure pipes per standard building practices.

119) One drain pipe had a substandard slope. Clogging or leaks can occur as a result. Drain and waste pipes should be sloped 1/4 inch per foot of length if less than 3 inches in diameter, or 1/8 inch per foot of length for larger diameters. Recommend that a qualified plumber repair per standard building practices.

**Photo 119-1****Photo 119-2**

120) The handle at one water shut-off valve was missing. Recommend that a qualified person repair or replace as necessary.

**Photo 120-1** Northeast corner of the crawl space.

121) Galvanized steel water drain and vent pipes were found. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flooding and/or water damage may occur, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as

much of it is concealed in wall, floor and/or ceiling cavities. Recommend the following:

- That a qualified plumber evaluate to better understand or estimate the remaining life
- Consulting with a qualified plumber about replacement options and costs
- Budget for replacement in the future
- Monitor these pipes for leaks and decreased flow in the future
- Consider replacing old, galvanized steel piping proactively

For more information, visit:

<http://www.reporthost.com/?GALVPIPE>


122)  Stains were found in a couple sections of drain and/or waste lines, but no active leaks were found near the stains. This may indicate that past leaks have occurred. Consult with the property owner about this, and either monitor these areas in the future for leaks or have a qualified plumber evaluate and repair as necessary.



Photo 122-1



123)  Steel hangers were used to support copper water supply pipes. Contact between such dissimilar metals causes corrosion. Recommend that a qualified plumber evaluate water supply pipes where these hangers have been used and repair or replace pipes if necessary. Recommend replacing steel hangers with approved hangers that won't cause corrosion.



Photo 123-1

124)  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.


125)  What appeared to be the main water shut-off valve was located in the crawl space. This is an inconvenient location at best, and may prevent the water from being turned off in a timely manner in the event of a plumbing emergency. Consider having a qualified plumber relocate the shut-off valve to a more convenient location, such as in a closet or a cabinet under a sink.



Photo 125-1 Located in the northeast area of the crawl space.

126) The gas meter was in contact with or too close to the soil below and is likely to rust as a result. Gas meters should be located 10 inches or more above the soil below. Soil should be graded or removed as necessary.

127) No sediment trap was installed in the gas supply line at the furnace. Sediment traps prevent damage to gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard building practices.

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

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: Whirlpool

Location of water heater: Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 118

Estimated age: 2008

Model number: SE50M12AAH

Serial number: 1008R09347

128) The water heater did not have earthquake straps installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks may also occur in water-supply pipes or fittings. Recommend that a qualified person install earthquake straps per standard building practices.

129) Although the water heater seemed to be in good working order, the estimated useful life for most water heaters is 8-12 years. This water heater appeared to be at this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

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): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Forced air heating system fuel type: Natural gas

Forced air heating system manufacturer: Trane

Location of forced air furnace: Crawl space

Forced air system capacity in BTUs or kilowatts: 60,000 BTUs




Location for forced air filter(s): Not determined

Type of combustion air supply: Intake duct

Estimated age of forced air furnace: 1996

Forced air furnace model #: TUE060A936KO

Forced air furnace serial number: L322PST1G

130)    Possible asbestos wrap was found on some ducts for the heating system. However, it appeared to be intact and not significantly deteriorated. Asbestos may pose a health hazard when airborne. If this is asbestos, in some cases, no action is needed except to leave this material undisturbed. The client may wish to have this material tested by a qualified specialist to determine if it is asbestos, and if it should be removed or encapsulated. For information on asbestos hazards in the home, visit:

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

Note that evaluating for the presence of asbestos is beyond the scope of this inspection. Any mention in this report of these materials is made as a courtesy only, and is meant to refer the client to a specialist.




Photo 130-1





Photo 130-2



Photo 130-3

131)  One register for the HVAC system was installed so they opened into the garage. This forms a direct connection between the garage and living spaces in the house. This is a safety hazard for carbon monoxide poisoning, fumes and fire. Recommend that a qualified person remove the register and make permanent repairs to patch the ductwork per standard building practices.

132)  Heating ducts in an unconditioned space (e.g. crawlspace, attic or basement) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.

133)  One ceiling fan in the dining area wobbled excessively during operation. This is a potential safety hazard and may be caused by loose fasteners, blades, rod-fan body junction, the fan itself being loose, or bent, misaligned or unbalanced blades. Recommend that a qualified person repair as necessary.

For more information, visit:

<http://www.reporthost.com/?FANBAL>

134) 🔧 The last service date of the gas-fired forced air furnace appeared to be more than 1 year ago. Recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.reporthost.com/?ANFURINSP>

135) 🔍 One "livable" room (the kitchen) had no visible source of heat. Examples of livable rooms include bedrooms, kitchens and living/dining rooms, NOT hallways, closets or bathrooms. Livable rooms without heat (e.g. heat register, radiator, baseboard or wall heater) can be uncomfortable and have high levels of moisture. Depending on the client's needs, recommend consulting with a qualified heating contractor to determine options for modifying or improving the heating system per standard building practices.

136) 🔍 Many ducts were made of wood. While this is common in older homes, microbial growths can form within the ducts when humidity levels reach 60% or higher. This is a potential safety hazard. Recommend further evaluation and repair or replace as necessary by qualified HVAC professional.



Photo 136-1



Photo 136-2

137) ⓘ Although the furnace seemed to be in good working order since Bill Clinton's second term as president, the estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Wood-burning stove type: Insert

Fan or blower installed in wood-burning fireplace or stove: Yes

Wood-burning chimney type: Masonry

Gas-fired flue type: Masonry

138) + 🔧 One solid fuel-burning stove was found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all solid fuel-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.reporthost.com/?CSIA>

139) + 🔧 One flue pipe section or connection was slightly corroded. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. A qualified person should repair per standard building practices.



Photo 139-1

140) + Terracotta flue tiles in the masonry chimney were cracked or broken. This is a potential fire hazard because such cracks become wider when the chimney heats up and can allow exhaust gases to enter the building structure. Recommend that a qualified contractor evaluate, replace broken tiles and make other repairs as necessary.

141) + The wood stove insert was installed so that the flue was routed into a masonry chimney, and no chimney liner was visible, or the inspector was unable to verify that a liner was installed due to lack of access (e.g. the insert's surrounding panel obscured firebox, roof was unsafe to traverse and reach chimney for evaluation). Masonry fireplace chimney flues are typically much larger in size than those required for most wood stoves or inserts, which typically require only a 4-inch diameter flue. Drafting problems often occur when flues are over-sized. Recommend that a qualified contractor evaluate to determine if a flue liner is installed (if not determined by inspector), and to determine if drafting is adequate. If no liner is installed, recommend that one be installed per standard building practices. For example, a stainless steel or cast-in-place liner.

142) + The wood stove insert's hearth was undersized. Embers may ignite combustible surfaces nearby. This is a fire hazard. Hearths for inserts should extend at least 18 inches to the front and sides. Recommend that a qualified person make repairs or modifications per standard building practices, if necessary. For example, by installing a non-flammable hearth pad, or by extending the existing hearth with non-flammable materials.

143) + No spark screen or rain cap was installed at the chimney flue terminations. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. Recommend that a qualified person install rain caps with spark screens per standard building practices where missing.

144) + One hole, gap or opening was found in the masonry chimney inside the building. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. Recommend that a qualified person make permanent repairs as necessary. For example, by filling holes with masonry products such as mortar, concrete and/or bricks.




Photo 144-1



Photo 144-2

145) + One gas-fired appliance such as a furnace or water heater used a masonry chimney for venting, and no metal flue liner was visible. Metal liners should be installed to prevent drafting problems from an over-sized flue, to prevent corrosive exhaust gases from damaging the masonry chimney, and to prevent exhaust gases from leaking through gaps or seams in the chimney. This is a potential safety hazard. Recommend that a qualified contractor repair per standard building practices. For example, by installing a metal liner. For more information search for "liner" at:

<http://www.reporthost.com/?CSIA>

146)  The masonry chimney crown was worn, cracked and/or deteriorated. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney


Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.



Photo 146-1



Photo 146-2

147)  Firebricks lining the wood stove were cracked, broken or missing. Recommend that a qualified person replace firebricks as necessary.

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.

Condition of under-sink food disposal: N/A (none installed)

Range, cooktop, oven type: Electric

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

Permanently installed kitchen appliances present during inspection: Range, Dishwasher, Refrigerator

148)  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:

<http://www.reporhost.com/?ATB>

149)  The sink drain was leaking in a couple places. A qualified plumber should repair as necessary.



Photo 149-1



Photo 149-2

150) The dishwasher wasn't securely attached to the counter or cabinets. Fasteners were missing. Recommend that a qualified person install fasteners per standard building practices.

151) The light in the exhaust hood was inoperable. Recommend replacing light bulb(s) or that repairs be made by a qualified person if necessary.

152) No air gap was visible for the dishwasher drain. An air gap is a device that makes the drain line non-continuous, and prevents waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have this device built in. Recommend determining if an air gap device is built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install an air gap per standard building practices.

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

Location #B: Laundry room/area

Bathroom and laundry ventilation type: Windows, Central exhaust fan

240 volt receptacle for laundry equipment present: Yes

153) The clothes dryer was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit:

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



Photo 153-1


- 154)** 🛠️ 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.
- 155)** 🛠️ The vanity or cabinet was not securely fastened to the wall. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.
- 156)** 🛠️ Vinyl flooring in the bathroom was curling. Water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.
- 157)** 🛠️ The sink drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.
- 158)** 🛠️ 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.
- 159)** 🛠️ Gaps, no caulk, or substandard caulking were found between the bathtub and the walls. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.
- 160)** 🛠️ The laundry room didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified contractor install an exhaust fan per standard building practices.
- 161)** 🛠️ The toilet had multiple hairline cracks. Recommend repair or replace as necessary by qualified plumber.



Photo 161-1



Photo 161-2

162)  The toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet for further evaluation and repair if necessary. A new wax ring should be installed and toilet should be securely anchored to the floor to prevent movement and leaking.

163)  The area below sink was obscured by stored items and couldn't be fully evaluated.


164)  The bathtub was worn, blemished or deteriorated.



Photo 164-1



Photo 164-2

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: Wood, Metal

Type(s) of windows: Vinyl, Wood

Wall type or covering: Drywall or plaster

Ceiling type or covering: Drywall or plaster

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Wood or wood products, Concrete

165)   Some ceilings and walls in this structure had ceiling texture and/or flexboard wall covering 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:

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



Photo 165-1 Possible asbestos containing material. Further testing may be needed to confirm, ;)



Photo 165-2 Walls and ceiling in the garage.



166)   A couple notches were wider than 25% of the stud depth in bearing wall. This is substandard construction and has damaged the stud. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 166-1 Northeast section of the garage.



Photo 166-2



167)   Multiple holes were bored less than 5/8 inch from the edge of a stud. Standard building practices require that the edges of bored holes be at least 5/8 inch from the edges of studs. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 167-1 Northeast section of the garage.

168) + The main floor bedroom 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: <http://www.reporthost.com/?EGRESS>


169) + The ceiling height over the stairs at one location was too low and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.




Photo 169-1


170) + A handrail at one flight of stairs was missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.


**Photo 170-1**


171)  The handrails had no returns installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.

172)  Glass in one window was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.

**Photo 172-1**

173)  Weatherstripping around the exterior doors was missing. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.

174)  The bathroom door was sticking in the door jamb and was difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.

175)  A few window screens were damaged or deteriorated. These windows may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.


176)  Carpeting in some areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 176-1



177)  Some exterior door hardware, including locksets and/or latches were damaged and/or loose. Recommend that a qualified person repair or replace as necessary.



Photo 177-1

178)  Trim was missing in a few areas. Recommend that a qualified person repair as necessary.

179)  Carpeting in a few areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.


180)  The laminate flooring in the kitchen had some gaps. This could allow spilled water to penetrate the sub-floor creating a conducive condition for wood-destroying organisms. Recommend repair by qualified contractor.



Photo 180-1

181) 🛠️ Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in a few 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: <http://www.reporthost.com/?ECC>

182) 🛠️ Fixtures such as door stops, towel hangers and/or toilet paper holders were loose or damaged. Recommend that a qualified person repair or replace as necessary.

183) 🧹 Carpeting in areas was stained or soiled. Recommend having carpeting professionally cleaned as necessary.

184) 🔍 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.

185) 🔍 Patches or evidence of prior repairs were found in a few walls and ceilings. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).

186) 🔍 Squeaking or creaking noises occur when walking on sections of flooring. This is usually caused when 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 [Squeeeeeek No More and Counter Snap fasteners](http://www.reporthost.com/?SQUEAK) 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: <http://www.reporthost.com/?SQUEAK>

187) 🔍 The window box in the kitchen was installed using substandard methods. Elevated moisture levels were present at time of inspection. Recommend further evaluation and repair or replace as necessary by qualified contractor.



Photo 187-1 Missing caulking



Photo 187-2




Photo 187-3 Missing flashing




Photo 187-4 Window was not making a complete seal.




Photo 187-5 On inside of window box.

188)  The storm doors were damaged, missing fasteners and components. Recommend that a qualified person evaluate and repair or replace as necessary.

**Photo 188-1****Photo 188-2** Pneumatic closer had broken off.

189)  The drop lighting in the kitchen was sagging. Recommend further evaluation and repair or replace as necessary by qualified contractor.

**Photo 189-1**

190)  The garage hinged exterior 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.

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

Jordan Baker

Home Inspector License number #1785

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