

# *4 Seasons Home Inspections LLC*

## Property Inspection Report



**HOME INSPECTIONS**

**206-391-0285**

[www.4seasonsinspects.com](http://www.4seasonsinspects.com)



123 North 1st Street, Seattle, WA 98105  
Inspection prepared for: Report Sample  
Date of Inspection: 2/24/2013 Time: 9am  
Age of Home: 86 yrs Size: 2540 sqft  
Weather: Cloudy; Temperature is 45 degrees  
Report # 13061

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*"For the best protection, Get the right Inspection"*

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

**Ratings are abbreviated as described.**

**(AS) Appears Serviceable - When (AS) is checked it means that we did not observe conditions that would lead us to believe problems existed with the component or system. Some serviceable items may, however show signs of wear and tear.**

**(RR) Repairs Recommended - Recommend further review and repairs as needed by a licensed qualified contractor or specialty tradesman dealing with that item or system.**

**(Safety Hazard) This item is a safety hazard Correction is needed.**

# Inspection Details

## A. Attendance

In Attendance: Client present • Buyer Agent present

## B. Home Type

Home Type: Single Family Home

## C. Occupancy

Occupancy: Vacant

## D. Foundation Type

Materials: The foundation is a basement type foundation.

## E. Roof Type

Materials: The roof is a gable type roof.

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### A. Bar

AS	RR	Safety Hazard	N/A	None
				X

#### B. Cabinets

AS	RR	Safety Hazard	N/A	None
				X

#### C. Ceiling Fans

AS	RR	Safety Hazard	N/A	None
				X

#### D. Closets

AS	RR	Safety Hazard	N/A	None
X				

#### E. Door Bell

AS	RR	Safety Hazard	N/A	None
			X	

#### F. Doors

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The front main entry door is in need of weatherstripping.

#### G. Electrical

AS	RR	Safety Hazard	N/A	None
X				

**H. Smoke Detectors**

AS	RR	Safety Hazard	N/A	None
		X		

**Observations:**

- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- **IMPROVE:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

**I. Stairs & Handrail**

AS	RR	Safety Hazard	N/A	None
	X			

**Observations:**

- The opening between spindles is over 4 inches wide .
- The height of the guardrail should not be less than 36 inches.



The opening between spindles is over 4 inches wide .

**J. Ceiling Condition**

AS	RR	Safety Hazard	N/A	None
	X			

**Materials:** There are plaster ceilings noted. • Cathedral style (vaulted) ceilings noted.

**Observations:**

- There is heavy cracking in the plaster ceilings through out the bedrooms. This is simply caused due to age of house. Recommend having a plaster expert evaluate ceilings and make repairs as necessary.

**K. Patio Doors**

AS	RR	Safety Hazard	N/A	None
	X			

**Observations:**

- The rear patio door is missing weatherstripping.



The rear patio door is missing weatherstripping.

**L. Screen Doors**

AS	RR	Safety Hazard	N/A	None
				X

**M. Wall Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Plaster walls noted.

Observations:

- Heavy cracking in the plaster finish through out the house.

**N. Fireplace**

AS	RR	Safety Hazard	N/A	None
		X		

Observations:

- Damper was opened and closed several times.
- Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).
- Could not confirm the presence of a flue liner.

**O. Window Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Aluminum framed awning window noted. • Wood framed single hung window noted.

Observations:

- Single pane windows observed, recommend budgeting for replacement for added efficiency of home



Rear upper bedroom window does not shut properly.

## Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### A. Ceiling Fans

AS	RR	Safety Hazard	N/A	None
				X

### B. Closets

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The closet is in serviceable condition.

### C. Doors

AS	RR	Safety Hazard	N/A	None
X				

### D. Electrical

AS	RR	Safety Hazard	N/A	None
		X		

Observations:

- 2-prong outlets -  
The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

### E. Fireplace

AS	RR	Safety Hazard	N/A	None
				X

### F. Floor Condition

AS	RR	Safety Hazard	N/A	None
	X			

Flooring Types: Hardwood flooring is noted.

Observations:

- Hardwood flooring surface finish is worn and in need of refinishing.

### G. Smoke Detectors

AS	RR	Safety Hazard	N/A	None
			X	



**H. Wall Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Plaster walls noted.

Observations:

- The plaster wall have heavy signs of cracking through out the bedrooms. Recommend have a drywall or plaster expert evaluate the wall for cost of repairs.
- There is evidence of moisture entering structure in the front bedroom bay area. The stains were dry at the time of inspection. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.

**I. Window Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Wood framed single hung window noted. • Wood framed sliding window noted. • Wood framed casement window noted.

Observations:

- One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.
- Broken/cracked glass pane noted, repairs needed.
- Single pane windows observed, recommend budgeting for replacement for added efficiency of home.
- Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.



Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.

**J. Ceiling Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Materials: There are plaster ceilings noted.

Observations:

- There is heavy cracking in the plaster ceilings through out the bedrooms. This is simply caused due to age of house. Recommend having a plaster expert evaluate ceilings and make repairs as necessary.

## Upper Hall Bathroom

### A. Cabinets

AS	RR	Safety Hazard	N/A	None
				X

### B. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: There are plaster ceilings noted.

### C. Counters

AS	RR	Safety Hazard	N/A	None
				X

### D. Doors

AS	RR	Safety Hazard	N/A	None
X				

### E. Electrical

AS	RR	Safety Hazard	N/A	None
X				

### F. GFCI

AS	RR	Safety Hazard	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### G. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
				X

Observations:

- Improve: There are no exhaust fans.

### H. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Ceramic tile is noted.

### I. Heating

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### J. Mirrors

AS	RR	Safety Hazard	N/A	None
X				

**K. Plumbing**

AS	RR	Safety Hazard	N/A	None
	X			

Observations:  
 • Worn fixtures are noted.

**L. Showers**

AS	RR	Safety Hazard	N/A	None
	X			

Observations:  
 • Not functional.

**M. Shower Walls**

AS	RR	Safety Hazard	N/A	None
	X			

Observations:  
 • Plastic tub/shower surround noted.  
 • There is duct tape covering the edge of the shower around the entire perimeter. Recommend repair.



The is duct tape covering the edge of the shower around the entire perimeter. Recommend repair.

**N. Bath Tubs**

AS	RR	Safety Hazard	N/A	None
	X			

Observations:  
 • Stains observed.  
 • Stopper is inoperable.  
 • There is no water functioning in the bathtub.  
 • The bathtub drain is clogged.



There is no water functioning in the bathtub.

**O. Sinks**

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Sink(s) Appear functional.

**P. Toilets**

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.

**Q. Window Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Wood framed sliding window noted.

Observations:

- Single pane windows observed, recommend budgeting for replacement for added efficiency of home.

## Lower Bathroom

### A. Cabinets

AS	RR	Safety Hazard	N/A	None
				X

### B. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
X				

### C. Counters

AS	RR	Safety Hazard	N/A	None
				X

### D. Doors

AS	RR	Safety Hazard	N/A	None
X				

### E. Electrical

AS	RR	Safety Hazard	N/A	None
X				

### F. GFCI

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### G. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
				X

Observations:

- Improve: There are no exhaust fans.

### H. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Vinyl squares (tiles) are noted

Observations:

- Some of the floors in this building are a vintage 9" x 9" size; be advised that these tiles may be the type that had an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. To be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.

### I. Heating

AS	RR	Safety Hazard	N/A	None
				X

**J. Mirrors**

AS	RR	Safety Hazard	N/A	None
X				

**K. Plumbing**

AS	RR	Safety Hazard	N/A	None
X				

**L. Showers**

AS	RR	Safety Hazard	N/A	None
				X

Observations:  
• functional

**M. Shower Walls**

AS	RR	Safety Hazard	N/A	None
				X

**N. Bath Tubs**

AS	RR	Safety Hazard	N/A	None
				X

**O. Sinks**

AS	RR	Safety Hazard	N/A	None
	X			

Observations:  
• **Poor pressure flow from the sink faucet.**



Poor pressure flow from the sink faucet.

**P. Toilets**

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
• Observed as functional and in good visual condition.

Q. Window Condition

AS    RR    Safety Hazard    N/A    None

Materials: Aluminum framed awning window noted.

X				
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### Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

#### A. Cabinets

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • No deficiencies observed.

#### B. Counters

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Plastic laminate tops noted.

#### C. Dishwasher

AS	RR	Safety Hazard	N/A	None
				X

#### D. Doors

AS	RR	Safety Hazard	N/A	None
				X

#### E. Garbage Disposal

AS	RR	Safety Hazard	N/A	None
				X

#### F. Microwave

AS	RR	Safety Hazard	N/A	None
				X

#### G. Cook top condition

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Electric cook top noted.  
 • Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

#### H. Oven & Range

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Oven(s): Electric

#### I. Sinks

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Drain line leaks under sink.



**J. Drinking Fountain**

AS	RR	Safety Hazard	N/A	None
				X

**K. Spray Wand**

AS	RR	Safety Hazard	N/A	None
				X

**L. Hot Water Dispenser**

AS	RR	Safety Hazard	N/A	None
				X

**M. Soap Dispenser**

AS	RR	Safety Hazard	N/A	None
				X

**N. Vent Condition**

AS	RR	Safety Hazard	N/A	None
				X

**O. Window Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Aluminum framed sliding window noted.

Observations:

- Single pane windows observed, recommend budgeting for replacement for added efficiency of home.

**P. Floor Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Some of the floors in this building are a vintage 9x9 size tile; be advised that these tiles may be the type that had an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. to be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.

**Q. Plumbing**

AS	RR	Safety Hazard	N/A	None
X				

**R. Ceiling Condition**

AS	RR	Safety Hazard	N/A	None
X				

Materials: There are drywall ceilings noted.

**S. Electrical**

AS	RR	Safety Hazard	N/A	None
X				

T. GFCI

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

• No GFCI protection present, suggest installing GFCI protected receptacles for safety.

U. Wall Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Plaster walls noted.

## Laundry

### A. Cabinets

AS	RR	Safety Hazard	N/A	None
				X

### B. Counters

AS	RR	Safety Hazard	N/A	None
				X

### C. Dryer Vent

AS	RR	Safety Hazard	N/A	None
X				

### D. Electrical

AS	RR	Safety Hazard	N/A	None
X				

### E. GFCI

AS	RR	Safety Hazard	N/A	None
				X

### F. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
				X

### G. Gas Valves

AS	RR	Safety Hazard	N/A	None
				X

### H. Wash Basin

AS	RR	Safety Hazard	N/A	None
X				

### I. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Bare concrete floors noted.

### J. Plumbing

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The shower near the laundry area improperly drains into the floor drain.

**K. Wall Condition**

AS	RR	Safety Hazard	N/A	None
			X	

**L. Ceiling Condition**

AS	RR	Safety Hazard	N/A	None
			X	

**M. Doors**

AS	RR	Safety Hazard	N/A	None
			X	

**N. Window Condition**

AS	RR	Safety Hazard	N/A	None
				X

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### A. Heater Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: The furnace is located in the basement  
 Materials: Oil burning furnace noted.

### B. Heater Base

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • The heater base appears to be functional.

### C. Enclosure

AS	RR	Safety Hazard	N/A	None
X				

### D. Venting

AS	RR	Safety Hazard	N/A	None
	X			

Observations:  
 • A barometric damper is missing in the exhaust vent system. Recommend repair.



A barometric damper is missing in the exhaust vent system. Recommend repair.

### E. Gas Valves

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • An oil tank was observed on site, with no apparent leakage at time of inspection. Buyer is advised that these tanks are prone to corrosion, even from the inside, making leakage a possibility at any time. Inspector cannot warrant this tank from leakage, even between date of inspection and date of close.

**F. Refrigerant Lines**

AS	RR	Safety Hazard	N/A	None
				X

**G. AC Compress Condition**

AS	RR	Safety Hazard	N/A	None
				X

**H. Air Supply**

AS	RR	Safety Hazard	N/A	None
X				

**Observations:**

- The return air supply system appears to be functional.

**I. Registers**

AS	RR	Safety Hazard	N/A	None
X				

**J. Filters**

AS	RR	Safety Hazard	N/A	None
X				

Location: Located inside heater cabinet.

**K. Thermostats**

AS	RR	Safety Hazard	N/A	None
	X			

**Observations:**

- Analog, non-programmable type.
- **IMPROVE:** Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.

## Water Heater

### A. Base

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • The water heater base is functional.

### B. Heater Enclosure

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

### C. Combustion

AS	RR	Safety Hazard	N/A	None
				X

### D. Venting

AS	RR	Safety Hazard	N/A	None
				X

### E. Water Heater Condition

AS	RR	Safety Hazard	N/A	None
	X			

Heater Type: Electric  
 Location: The heater is located in the basement.  
 Observations:  
 • **IMPROVE: Water heater appeared to be at the end of its typical service life. @@@ Consider replacement.**

### F. TPRV

AS	RR	Safety Hazard	N/A	None
X				

### G. Number Of Gallons

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • 50 gallons

### H. Gas Valve

AS	RR	Safety Hazard	N/A	None
				X

### I. Plumbing

AS	RR	Safety Hazard	N/A	None
X				

Materials: Galvanized

### J. Overflow Condition

AS	RR	Safety Hazard	N/A	None
				X

### K. Strapping

AS	RR	Safety Hazard	N/A	None
X				

**Observations:**

- The water heater is braced instead of using strapping.



## Electrical

### A. Electrical Panel

AS	RR	Safety Hazard	N/A	None
		X		

**Observations:**

- This property has "knob and tube" wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.
- Spliced & taped wires.

### B. Main Amp Breaker

AS	RR	Safety Hazard	N/A	None
X				

**Observations:**

- 200 amp

### C. Breakers in off position

AS	RR	Safety Hazard	N/A	None
X				

**Observations:**

- 0

### D. Cable Feeds

AS	RR	Safety Hazard	N/A	None
X				

**Observations:**

- There is an overhead service drop noted.

### E. Breakers

AS	RR	Safety Hazard	N/A	None
				X

### F. Fuses

AS	RR	Safety Hazard	N/A	None
	X			

**Observations:**

- Recommend updating the service panel to circuit breakers.
- Missing fuses noted.



Recommend updating the service panel to circuit breakers.

## Roof

### A. Roof Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Visually accessible from ground. Not mounted due to height and pitch making mounting of roof dangerous.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### B. Flashing

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The flashings are in serviceable condition.

### C. Chimney

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Minor mortar deterioration at chimney; moss present. Recommend cleaning and maintenance as needed.



Minor mortar deterioration at chimney; moss present. Recommend cleaning and maintenance as needed.

### D. Sky Lights

AS	RR	Safety Hazard	N/A	None
				X

### E. Spark Arrestor

AS	RR	Safety Hazard	N/A	None
X				

### F. Vent Caps

AS	RR	Safety Hazard	N/A	None
X				

G. Gutter

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Gutter leak noted on left side of the house.



Gutter leak noted on left side of the house.

### Attic

#### A. Access

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Scuttle Hole located in:  
 • Bedroom Closet.

#### B. Structure

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Evidence of past or present leaks, dry at time of the inspection.

#### C. Ventilation

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Ridge exhaust venting noted.  
 • Gable louver vents noted.

#### D. Vent Screens

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

#### E. Duct Work

AS	RR	Safety Hazard	N/A	None
				X

#### F. Electrical

AS	RR	Safety Hazard	N/A	None
				X

#### G. Attic Plumbing

AS	RR	Safety Hazard	N/A	None
				X

#### H. Insulation Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Loose fill insulation noted.  
 Depth: Insulation averages 3 to 4 inches. Recommend installing more.  
 Observations:  
 • No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.  
 • Insulation that is settled does not perform to the R-Value that it once did.  
 • Insulation is sparse in some areas.

#### I. Exhaust Vent

AS	RR	Safety Hazard	N/A	None
				X

## Exterior

### A. Siding Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Cement siding noted. The siding is a known asbestos product.

Observations:

- All exterior window headers are missing properly installed flashings and show some signs of leakage into the house from the window frames. All stains tested dry at the time of inspection. Most of the caulking installed around the frames have deteriorated and are in need of recaulking.



All exterior window headers are missing properly installed flashings and show some signs of leakage into the house from the window frames. All stains tested dry at the time of inspection. Most of the caulking installed around the frames have deteriorated and are in need of recaulking.

### B. Eaves & Facia

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The eaves are in excellent condition with no signs of defects.

### C. Trim Condition

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Frame separating from glass
- Deteriorated frame(s) at a number of upper windows.
- Peeling paint observed, suggest scraping and painting as necessary.
- Suggest caulking around doors and windows as necessary.
- Split Caulking and peeling paint noted.



Split Caulking and peeling paint noted around all windows.



Deteriorated frame(s) at a number of upper windows.

**D. Exterior Paint**

AS	RR	Safety Hazard	N/A	None
	X			

**Observations:**

- Paint on exterior siding is beginning to get weathered.

**E. Stucco**

AS	RR	Safety Hazard	N/A	None
				X

## Foundation

### A. Slab Foundation

AS	RR	Safety Hazard	N/A	None
				X

### B. Foundation Perimeter

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.



Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.

### C. Foundation Walls

AS	RR	Safety Hazard	N/A	None
X				

### D. Cripple Walls

AS	RR	Safety Hazard	N/A	None
X				

### E. Ventilation

AS	RR	Safety Hazard	N/A	None
			X	

### F. Vent Screens

AS	RR	Safety Hazard	N/A	None
			X	

### G. Access Panel

AS	RR	Safety Hazard	N/A	None
			X	



**H. Post and Girders**

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Beam Material: Wood

**I. Sub Flooring**

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • Diagonal plank subfloor noted.

**J. Anchor Bolts**

AS	RR	Safety Hazard	N/A	None
X				

Observations:  
 • The anchor bolts were not visible, obscured by drywall.

**K. Foundation Electrical**

AS	RR	Safety Hazard	N/A	None
			X	

**L. Foundation Plumbing**

AS	RR	Safety Hazard	N/A	None
				X

**M. Sump Pump**

AS	RR	Safety Hazard	N/A	None
				X

**N. Ducting**

AS	RR	Safety Hazard	N/A	None
				X

## Grounds

### A. Driveway and Walkway Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

### B. Grading

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### C. Vegetation Observations

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Trees are within 6 feet of foundation. Monitor for potential root damage.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

### D. Gate Condition

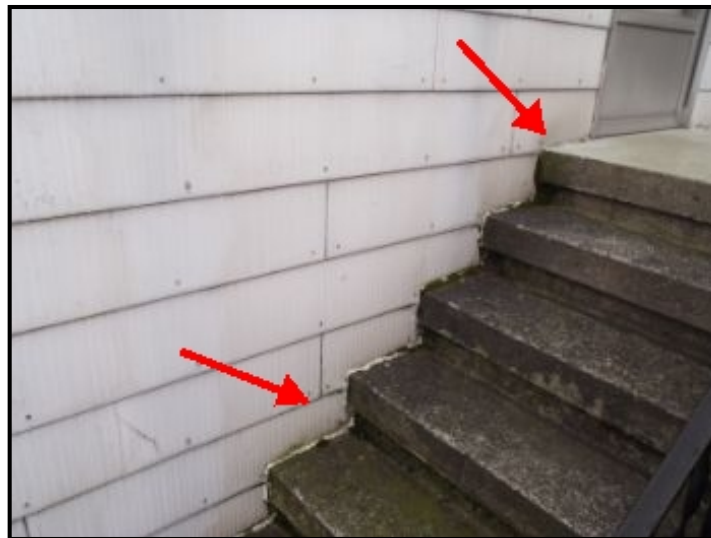
AS	RR	Safety Hazard	N/A	None
				X

### E. Deck

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Rear concrete deck has been leaking into the house where the deck attached to the house. It is improperly flashed.



Rear concrete stairs and deck has been leaking into the house at the caulk joint.

### F. Stairs & Handrail

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

**G. Grounds Electrical**

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

**H. GFCI**

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- None visible.

**I. Main Gas Valve Condition**

AS	RR	Safety Hazard	N/A	None
				X

**J. Water Pressure**

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- 70 psi

**K. Pressure Regulator**

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- None.

**L. Exterior Faucet Condition**

AS	RR	Safety Hazard	N/A	None
X				

Location: Front of structure. • North side of house. • South side of house.

Observations:

- Appears Functional.

**M. Patio**

AS	RR	Safety Hazard	N/A	None
				X

**N. Patio Enclosure**

AS	RR	Safety Hazard	N/A	None
				X

**O. Patio and Porch Roof Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Rear deck awning is improperly installed and is in need of flashing at the connection to the house.

**P. Fence Condition**

AS	RR	Safety Hazard	N/A	None
X				

**Q. Sprinklers**

AS	RR	Safety Hazard	N/A	None
				X

## Basement

### A. Walls

AS	RR	Safety Hazard	N/A	None
X				

Materials: Unfinished basement .

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Visible portions of foundation wall were dry at the time of the inspection.

### B. Basement Electric

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The basement has “knob and tube” wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today’s standards. Over time, the wire’s insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property’s wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

### C. GFCI

AS	RR	Safety Hazard	N/A	None
				X

### D. Access

AS	RR	Safety Hazard	N/A	None
			X	

### E. Stairs

AS	RR	Safety Hazard	N/A	None
X				

### F. Railings

AS	RR	Safety Hazard	N/A	None
X				

### G. Slab Floor

AS	RR	Safety Hazard	N/A	None
X				

### H. Finished Floor

AS	RR	Safety Hazard	N/A	None
			X	

I. Basement Ductwork

AS	RR	Safety Hazard	N/A	None
X				

# Plumbing

## A. Main Line Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: 3/4 Galvanized Steel

Observations:

- Home is equipped with a Galvanized main water line. Typical lifespan of galvanized plumbing is 30 years. Recommend budgeting for replacement in the future due to the restriction/ loss of pressure/rust in water/rupture or leaks due to corrosion of pipes from the inside surface.



Home is equipped with a Galvanized main water line. Typical lifespan of galvanized plumbing is 30 years. Recommend budgeting for replacement in the future due to the restriction/ loss of pressure/rust in water/rupture or leaks due to corrosion of pipes from the inside surface.

## B. Supply Line Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Galvanized Steel

Observations:

- Home is equipped with portions of Galvanized water lines. Typical lifespan of galvanized plumbing is 30 years. Recommend budgeting for replacement in the future due to the restriction/ loss of pressure/rust in water/rupture or leaks due to corrosion of pipes from the inside surface.
- There is a leak in the water line in the basement under the front main entry door area.



There is a leak in the water line in the basement under the front main entry door area.

**C. Waste System Condition**

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Cast Iron • Galvanized Steel

Observations:

- The galvanized portion of the waste system is at the end of it's useful lifespan.
- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect

# Garage

## A. Garage Floor

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The garage floor has a heavy amount of stored items.

## B. Firewall

AS	RR	Safety Hazard	N/A	None
			X	X

## C. Exterior Door

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The exterior door appears to be in serviceable condition.

## D. Fire Door

AS	RR	Safety Hazard	N/A	None
				X

## E. Garage Door

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The metal panel sliding garage door is in serviceable condition.

## F. Garage Door Opener

AS	RR	Safety Hazard	N/A	None
		X		

Observations:

- The door opener is chain drive.
- The garage door opener safety reverse is functioning.
- The garage door opens safety eye beams are not present and is in need of them.

## G. Garage Electrical

AS	RR	Safety Hazard	N/A	None
X				

## H. GFCI Outlets

AS	RR	Safety Hazard	N/A	None
		X		

Observations:

- There is no GFCI protected outlets in the garage.



## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 3 Item: F	Doors	<ul style="list-style-type: none"> <li>• The front main entry door is in need of weatherstripping.</li> </ul>
Page 4 Item: H	Smoke Detectors	<ul style="list-style-type: none"> <li>• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.</li> <li>• IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.</li> </ul>
Page 4 Item: I	Stairs & Handrail	<ul style="list-style-type: none"> <li>• The opening between spindles is over 4 inches wide .</li> <li>• The height of the guardrail should not be less than 36 inches.</li> </ul>
Page 4 Item: J	Ceiling Condition	<ul style="list-style-type: none"> <li>• There is heavy cracking in the plaster ceilings through out the bedrooms. This is simply caused due to age of house. Recommend having a plaster expert evaluate ceilings and make repairs as necessary.</li> </ul>
Page 4 Item: K	Patio Doors	<ul style="list-style-type: none"> <li>• The rear patio door is missing weatherstripping.</li> </ul>
Page 5 Item: M	Wall Condition	<ul style="list-style-type: none"> <li>• Heavy cracking in the plaster finish through out the house.</li> </ul>
Page 5 Item: N	Fireplace	<ul style="list-style-type: none"> <li>• Level II inspection—The National Fire Protection Association (<a href="http://www.nfpa.org">www.nfpa.org</a>) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at <a href="http://www.csia.org/pressroom/press-inspection-levels-explained.htm">www.csia.org/pressroom/press-inspection-levels-explained.htm</a>. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (<a href="http://www.csia.org">www.csia.org</a>).</li> <li>• Could not confirm the presence of a flue liner.</li> </ul>
Page 5 Item: O	Window Condition	<ul style="list-style-type: none"> <li>• Single pane windows observed, recommend budgeting for replacement for added efficiency of home</li> </ul>
Bedrooms		

Page 7 Item: D	Electrical	<ul style="list-style-type: none"> <li>• 2-prong outlets -</li> </ul> <p>The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.</p>
Page 7 Item: F	Floor Condition	<ul style="list-style-type: none"> <li>• Hardwood flooring surface finish is worn and in need of refinishing.</li> </ul>
Page 8 Item: H	Wall Condition	<ul style="list-style-type: none"> <li>• The plaster wall have heavy signs of cracking through out the bedrooms. Recommend have a drywall or plaster expert evaluate the wall for cost of repairs.</li> <li>• There is evidence of moisture entering structure in the front bedroom bay area. The stains were dry at the time of inspection. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.</li> </ul>
Page 8 Item: I	Window Condition	<ul style="list-style-type: none"> <li>• One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.</li> <li>• Broken/cracked glass pane noted, repairs needed.</li> <li>• Single pane windows observed, recommend budgeting for replacement for added efficiency of home.</li> <li>• Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.</li> </ul>
Page 8 Item: J	Ceiling Condition	<ul style="list-style-type: none"> <li>• There is heavy cracking in the plaster ceilings through out the bedrooms. This is simply caused due to age of house. Recommend having a plaster expert evaluate ceilings and make repairs as necessary.</li> </ul>
Upper Hall Bathroom		
Page 9 Item: F	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Page 9 Item: G	Exhaust Fan	<ul style="list-style-type: none"> <li>• Improve: There are no exhaust fans.</li> </ul>
Page 10 Item: K	Plumbing	<ul style="list-style-type: none"> <li>• Worn fixtures are noted.</li> </ul>
Page 10 Item: L	Showers	<ul style="list-style-type: none"> <li>• Not functional.</li> </ul>
Page 10 Item: M	Shower Walls	<ul style="list-style-type: none"> <li>• The is duct tape covering the edge of the shower around the entire perimeter. Recommend repair.</li> </ul>
Page 10 Item: N	Bath Tubs	<ul style="list-style-type: none"> <li>• Stains observed.</li> <li>• Stopper is inoperable.</li> <li>• There is no water functioning in the bathtub.</li> <li>• The bathtub drain is clogged.</li> </ul>
Page 11 Item: Q	Window Condition	<ul style="list-style-type: none"> <li>• Single pane windows observed, recommend budgeting for replacement for added efficiency of home.</li> </ul>
Lower Bathroom		
Page 12 Item: F	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Page 12 Item: G	Exhaust Fan	<ul style="list-style-type: none"> <li>• Improve: There are no exhaust fans.</li> </ul>
Page 13 Item: O	Sinks	<ul style="list-style-type: none"> <li>• Poor pressure flow from the sink faucet.</li> </ul>
Kitchen		

Page 15 Item: G	Cook top condition	<ul style="list-style-type: none"> <li>• Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.</li> </ul>
Page 16 Item: P	Floor Condition	<ul style="list-style-type: none"> <li>• Some of the floors in this building are a vintage 9x9 size tile; be advised that these tiles may be the type that had an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. to be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.</li> </ul>
Page 17 Item: T	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Laundry		
Page 18 Item: J	Plumbing	<ul style="list-style-type: none"> <li>• The shower near the laundry area improperly drains into the floor drain.</li> </ul>
Heat/AC		
Page 20 Item: D	Venting	<ul style="list-style-type: none"> <li>• A barometric damper is missing in the exhaust vent system. Recommend repair.</li> </ul>
Page 21 Item: K	Thermostats	<ul style="list-style-type: none"> <li>• IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.</li> </ul>
Water Heater		
Page 22 Item: E	Water Heater Condition	<ul style="list-style-type: none"> <li>• IMPROVE: Water heater appeared to be at the end of its typical service life. @@@ Consider replacement.</li> </ul>
Electrical		
Page 24 Item: A	Electrical Panel	<ul style="list-style-type: none"> <li>• This property has “knob and tube” wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today’s standards. Over time, the wire’s insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property’s wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.</li> <li>• Spliced &amp; taped wires.</li> </ul>
Page 24 Item: F	Fuses	<ul style="list-style-type: none"> <li>• Recommend updating the service panel to circuit breakers.</li> <li>• Missing fuses noted.</li> </ul>
Roof		
Page 26 Item: C	Chimney	<ul style="list-style-type: none"> <li>• Minor mortar deterioration at chimney; moss present. Recommend cleaning and maintenance as needed.</li> </ul>
Page 27 Item: G	Gutter	<ul style="list-style-type: none"> <li>• Gutter leak noted on left side of the house.</li> </ul>
Attic		

Page 28 Item: H	Insulation Condition	<ul style="list-style-type: none"> <li>• No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.</li> <li>• Insulation that is settled does not perform to the R-Value that it once did.</li> <li>• Insulation is sparse in some areas.</li> </ul>
Exterior		
Page 29 Item: A	Siding Condition	<ul style="list-style-type: none"> <li>• All exterior window headers are missing properly installed flashings and show some signs of leakage into the house from the window frames. All stains tested dry at the time of inspection. Most of the caulking installed around the frames have deteriorated and are in need of recaulking.</li> </ul>
Page 29 Item: C	Trim Condition	<ul style="list-style-type: none"> <li>• Frame separating from glass</li> <li>• Deteriorated frame(s) at a number of upper windows.</li> <li>• Peeling paint observed, suggest scraping and painting as necessary.</li> <li>• Suggest caulking around doors and windows as necessary.</li> <li>• Split Caulking and peeling paint noted.</li> </ul>
Page 30 Item: D	Exterior Paint	<ul style="list-style-type: none"> <li>• Paint on exterior siding is beginning to get weathered.</li> </ul>
Foundation		
Page 31 Item: B	Foundation Perimeter	<ul style="list-style-type: none"> <li>• Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.</li> </ul>
Grounds		
Page 33 Item: C	Vegetation Observations	<ul style="list-style-type: none"> <li>• Trees are within 6 feet of foundation. Monitor for potential root damage.</li> <li>• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.</li> </ul>
Page 33 Item: E	Deck	<ul style="list-style-type: none"> <li>• Rear concrete deck has been leaking into the house where the deck attached to the house. It is improperly flashed.</li> </ul>
Page 34 Item: O	Patio and Porch Roof Condition	<ul style="list-style-type: none"> <li>• Rear deck awning is improperly installed and is in need of flashing at the connection to the house.</li> </ul>
Basement		
Page 35 Item: B	Basement Electric	<ul style="list-style-type: none"> <li>• The basement has "knob and tube" wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.</li> </ul>
Plumbing		

Page 37 Item: A	Main Line Condition	<ul style="list-style-type: none"> <li>• Home is equipped with a Galvanized main water line. Typical lifespan of galvanized plumbing is 30 years. Recommend budgeting for replacement in the future due to the restriction/ loss of pressure/rust in water/rupture or leaks due to corrosion of pipes from the inside surface.</li> </ul>
Page 37 Item: B	Supply Line Condition	<ul style="list-style-type: none"> <li>• Home is equipped with portions of Galvanized water lines. Typical lifespan of galvanized plumbing is 30 years. Recommend budgeting for replacement in the future due to the restriction/ loss of pressure/rust in water/rupture or leaks due to corrosion of pipes from the inside surface.</li> <li>• There is a leak in the water line in the basement under the front main entry door area.</li> </ul>
Page 38 Item: C	Waste System Condition	<ul style="list-style-type: none"> <li>• The galvanized portion of the waste system is at the end of it's useful lifespan.</li> <li>• Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect</li> </ul>
Garage		
Page 39 Item: F	Garage Door Opener	<ul style="list-style-type: none"> <li>• The garage door openers safety eye beams are not present and is in need of them.</li> </ul>
Page 39 Item: H	GFCI Outlets	<ul style="list-style-type: none"> <li>• There is no GFCI protected outlets in the garage.</li> </ul>