

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	2
Exterior	3
Roof	3
Electrical	4
Structure	4
Attic	5
Crawl Space	5
Fireplace/Wood Stove	6
Plumbing	6
Bathroom	6
Kitchen	7
Bedroom	7
Living Space	8
Laundry Room/Area	8
Summary	9

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- A Acceptable Functional with no obvious signs of defect.
- NP Not Present Item not present or not found.
- NI Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- M Marginal Item is not fully functional and requires repair or servicing.
- D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1977 1st Pl. N.
City Saxony State WA Zip 12345
Contact Name John Agent

Client Information

Client Name Barbara Acorn Nut
E-Mail example@example.com

Inspection Company

Inspector Name Brian Wendorf
Company Name Integrated Home Inspections
Phone 206.817.8825
E-Mail integratedinspect@gmail.com
File Number 123456
Amount Received \$485.00

Conditions

Others Present Buyer's Agent and Buyer. Property Occupied Yes.
Estimated Age 1953 Entrance Faces West.
Inspection Date 01/01/1986
Start Time 9:30 am End Time 12:30 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 30's
Weather Clear. Soil Conditions Frozen.
Space Below Grade Crawl Space.
Building Type Single family. Garage None.
Sewage Disposal City. How Verified Multiple Listing Service.
Water Source City. How Verified Multiple Listing Service.

Lots and Grounds

A NPNI M D

1. Driveway: Asphalt, Concrete. Moderate cracks with minor settling present. If repair is desired - replacement may be necessary. A qualified contractor is recommended to evaluate and estimate repairs.
2. Walks: Concrete, Gravel. Cracked with moderate settling. Small sections of displacement are potential trip hazard (safety). A qualified contractor is recommended to evaluate.
3. Porch: Concrete. Rot occurring in middle porch roof support post, hidden conditions may be present. Wood support posts in direct contact with cement porch surface, higher potential for future rot/moisture intrusion to occur. Recommend qualified contractor evaluate and estimate repairs.
4. Patio: Concrete. Minor unevenness in various concrete panels of patio system, higher potential for future uneven displacement. Minor age cracks present.
5. Grading: Minor slope, Flat.
6. Swale: Flat or negative slope. N. & E. sides of property directs water run off towards house. No swale present, water may pool due to lack of swale. Additional drainage may be required. Observe for future issues with pooling water in backyard in heavy rains.
7. Vegetation: Lawn, shrubs, trees. Vegetation almost in contact with house at W. corners, will need to be maintained away from contact with structure.
8. Retaining Walls: Block.
9. Fences: Wood, Metal. Fence system moderately weathered. Will need to be maintained. A qualified contractor is recommended to evaluate and estimate cost of future repairs/replacement.
10. Water Feature: Backyard. Water features are outside scope of normal home inspection, not inspected.

Lots and Grounds (Continued)

- 11. Outbuilding: Backyard. Outbuilding is outside of scope of home inspection, not inspected.
- 12. Oil Tank: Possible oil tank. Due to age of house and chimney configuration there is a higher potential for a buried oil tank on the property, recommend evaluation by oil tank decommissioning contractor for possibility of tank on site. Obtain decommissioning certificate if necessary.

Exterior

A NPNI M D

Whole structure. Exterior Surface

- 1. Type: Cedar shingles, Horizontal cedar. S. facing shingles moderately weathered due to age and weather intrusion typical on S. side of house. Wood exterior material will need to be maintained. Siding in contact with cement at patio door step and porch, higher potential for moisture intrusion in to wood siding.
- 2. Trim: Wood.
- 3. Fascia: Wood. Minor paint peeling on NW. fascia tail end, will need to be maintained against moisture intrusion. A qualified contractor is recommended to evaluate and estimate repairs.
- 4. Soffits: Wood.
- 5. Door Bell: Hard wired.
- 6. Entry Doors: Wood.
- 7. Patio Door: Fiberglass/glass. Exterior threshold wood is not painted, should be sealed against moisture intrusion. Gap at concrete step junction with patio door should be sealed against possible moisture intrusion. A qualified contractor is recommended to evaluate and estimate repairs.
- 8. Windows: Wood framed. Minor cracks in caulking over N. window - windows not protected by roof overhang or head flashing will need to be caulked and maintained against moisture intrusion. Recommend qualified contractor evaluate and estimate repairs.
- 9. Window Screens: Vinyl mesh.
- 10. Exterior Lighting: Surface mount.
- 11. Exterior Electric Outlets: 110 VAC GFCI. W. outlet needs to be GFCI protected. (safety) E. exterior outlet on side of house is three prong, but tests ungrounded. E. exterior outlets are protected by kitchen GFCI circuit. Three prong GFCI protected ungrounded outlets should be labeled as having no equipment ground present. Exposed wiring on exterior of house at SE. corner and to lights at upper NE. corner should be in protective conduit (safety). Recommend qualified electrician evaluate and estimate repairs.
- 12. Hose Bibs: Gate.

Roof

A NPNI M D

Main. Roof Surface

- 1. Method of Inspection: On roof.
- 2. Unable to Inspect: 0%
- 3. Material: Asphalt shingle. Very minor tree debris and moss present on roof. Will need to be maintained in the future. Pressure washing is not recommended.
- 4. Type: Gable.
- 5. Approximate Age: 0-5 years.
- 6. Flashing: Galvanized.
- 7. Valleys: Preformed metal.
- 8. Skylights: Insulated glass.
- 9. Plumbing Vents: ABS, Cast Iron.
- 10. Electrical Mast: Side mount. Gap in siding around electrical mast weather head on upper NW. side of house should be sealed against potential pest intrusion. A qualified contractor is recommended to evaluate and estimate repairs.
- 11. Gutters: Aluminum. Minor amount of tree debris in gutters, should be cleaned and will need to be maintained. A qualified contractor is recommended to evaluate and estimate repairs.
- 12. Downspouts: Aluminum, Chain.
- 13. Leader/Extension: Concrete, None. SE. concrete leader abandoned, indicates older system is partially failed. Original leader system more prone to failure due to age and material. Some downspouts drain too close to house. Run off should be moved farther from house. Recommend qualified contractor evaluate. Not raining at time of inspection, not inspected.

Middle. Chimney

- 14. Chimney: Brick. Crown material well worn, should be rebuilt. Sections of brick cracked and falling apart due to weathering. Loose and worn mortar in sections of chimney body, will need to be maintained. A qualified contractor is recommended to evaluate and estimate repairs.

Roof (Continued)

15. Flue/Flue Cap: Tile. Recommend installing rain caps.
A qualified contractor is recommended to evaluate and estimate repairs.
16. Chimney Flashing: Copper., Galvanized. Original counter flashing is moderately rusty, should be prepped/painted to extend life span.
Recommend qualified contractor evaluate and estimate repairs.

Electrical

A NPNI M D

1. Service Size Amps: 125 amps. Volts: 110-240 VAC.
 2. Service: Copper.
 3. 120 VAC Branch Circuits: Copper.
 4. 240 VAC Branch Circuits: Copper.
 5. Conductor Type: Non-metallic sheathed cable. Original ungrounded wiring is present. Recommend qualified electrician evaluate and estimate cost of replacing remaining ungrounded wiring.
 6. Ground: Unable to verify. Unable to verify ground system for house - no visible grounding rod installed/present.
Unable to verify plumbing bond to metal water lines.
Evaluation by a licensed electrician is recommended.
 7. Smoke Detectors: Battery operated. Need to be installed in all bedrooms.
 8. Carbon Monoxide Detectors: Battery operated. CO detectors should be present in common areas near all bedrooms and one on each floor according to today's standards.
- Family Room. Electric Panel
9. Manufacturer: Square D. Electrical panel located in recessed location, difficult to access for service.
Electrical panel is currently functional but full - style of panel with no main shut off breaker and size may require replacement or addition of a sub panel if/when additional wiring or circuits are needed.
Evaluation by a licensed electrician is recommended.
 10. Maximum Capacity: 125 Amps.
 11. Main Breaker Size: No single main breaker exists, Split bus design
 12. Breakers: Copper and Aluminum. One circuit breaker on right hand side column is double tapped, not designed to be double tapped.
Recommend qualified electrician evaluate.
 13. AFCI:
 14. GFCI:
 15. Is the panel bonded? Yes No

Structure

A NPNI M D

1. Structure Type: Wood frame.
2. Foundation: Poured. Minor cosmetic settling crack on S. foundation wall at mid span. Recommend sealing and observing for future movement.
House is not retrofitted for earthquakes.
Recommend qualified contractor evaluate.
3. Differential Movement: Settling has occurred. Normal for age of house.
4. Beams: Solid wood.
5. Bearing Walls: Frame.
6. Piers/Posts: Poured piers and wood posts. Posts should be strapped to beams. Support beams constructed from sistered dimensional lumber which is acceptable for the age of the house but may make mechanically attaching posts to beams more complicated.
Recommend qualified contractor evaluate and estimate repairs.
7. Stairs/Handrails: Carpet/wood. Handrail should return to wall (safety).
A qualified contractor is recommended to evaluate and estimate repairs.
8. Subfloor: Dimensional wood.

Attic

A NPNI M D

Main. Attic

1. Method of Inspection: In the attic.
2. Unable to Inspect: 0%
3. Access: Open.
4. Roof Framing: 2x4 Rafter. Appearance of possible light organic growth on roof framing in NE. most corner of NE. attic space, indicates past possible moisture intrusion from previous roof.
Recommend a qualified mold remediation company evaluate.
Some roof rafters in middle E. portion of attic space have been repaired or reinforced with newer lumber. Reason unknown.
5. Sheathing: Dimensional wood, Plywood.
6. Ventilation: Gable, ridge and soffit vents. Insufficient lower intake ventilation, due to age of house.
Type of ridge vent installed has been shown in testing to have a reduced air flow potential, recommend updating to externally baffled design. Gable vents should be sealed when in use with both ridge and soffit vent system, gable vent disrupts air flow from bottom to top of attic and will reduce air flow in lower section of attic.
Recommend additional ventilation be installed.
Attic appears to be functioning okay from a ventilation stand point at time of inspection. Observe for future issues.
A qualified contractor is recommended to evaluate and estimate repairs.
7. Insulation: Fiberglass, Blown in. Kitchen skylight well is not insulated, heat loss area.
If additional soffit vents or insulation is installed it is recommended to installed baffles at vents to prevent potential blockage by insulation which would reduce air flow.
A qualified contractor is recommended to evaluate and estimate repairs.
8. Insulation Depth: 0"-10" - Small areas of removed insulation from past work should be re installed, heat loss areas.
A qualified contractor is recommended to evaluate and estimate repairs.
9. Wiring/Lighting: House wiring. Wiring installed too close to attic access (safety).
Exposed wiring outside of framing should be in conduit (safety).
No protective wiring grommets installed where wire enters can light junction boxes, should be installed.
Evaluation by a licensed electrician is recommended.
10. Moisture Penetration:
11. Bathroom Fan Venting:
12. Kitchen Fan Venting: Rigid metal. Should be insulated to reduce condensation.
Recommend qualified contractor evaluate and estimate repairs.
13. Pest: Insect. Abandoned wasp nest in NE. attic indicates past activity. No evidence of current activity. Observe for future intrusion.

Crawl Space

A NPNI M D

Main. Crawl Space

1. Method of Inspection: In the crawl space.
2. Unable to Inspect: 0%
3. Access: Open. Current access hatch is made from untreated lumber, shorter life span may occur. Access hatch not currently secured in place - pressure fit only.
4. Moisture Penetration: Yes. Small pool of standing water at level of bottom of foundation footing - only visible in open pit around water main entry at SW. corner of crawl space. No evidence of moisture intrusion above level of ground/moisture barrier at time of inspection, appears to be visible level of ground water.
5. Moisture Location: N/A
6. Moisture Barrier: Plastic over earth. Moisture barrier damaged by past/present rodent intrusion, should be removed and replaced.
A qualified contractor is recommended to evaluate and estimate repairs.
7. Ventilation: Vents.
8. Insulation: Fiberglass. Portions of insulation in NE. section displaced, laying on ground.
Damage has occurred to some of the insulation due to rodent intrusion, affected areas need to be removed and replaced.
Rodents operate by sense of smell, affected insulation should be removed as part of remediation plan to help prevent potential future intrusion.
Recommend qualified contractor evaluate.
9. Electrical: House wiring.
10. Pest: Rodent - Evidence of past/present rodent intrusion in crawl space. Recommend qualified pest control operator evaluate for remediation and exclusion.
Gaps in foundation wall around main, kitchen and laundry room drain lines should be sealed against potential pest intrusion.
Space around water main entry in SW. corner should be sealed/covered to prevent potential pest intrusion.

Fireplace/Wood Stove

A NPNI M D

Living Room. Fireplace

1. Fireplace Construction: Brick. Staining in back of firebox indicates past moisture intrusion.
Small sections of worn mortar in firebox, will need to be maintained.
A qualified contractor is recommended to evaluate and estimate repairs and cost of future maintenance.
2. Type: Wood burning.
3. Smoke Chamber: Brick.
4. Flue: Tile.
5. Damper: Metal.
6. Hearth: Flush mounted.

Plumbing

A NPNI M D

1. Service Line: Galvanized. Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating.
Galvanized water main is near end of expected life span.
Recommend qualified plumbing contractor evaluate and estimate cost of future replacement.
2. Main Water Shutoff: Front of house. Primary water main shut off valve is original in ground valve on W. side of house just S. of porch.
In ground water main shut-off valves have a higher potential of failing due to contact with soil.
Recommend installing water main shut off within house structure.
A licensed plumber is recommended to evaluate and estimate cost.
3. Water Lines: PEX, copper.
4. Water Pressure: 100 psi. Water pressure over 80 psi needs to be regulated, no pressure regulator currently installed.
Recommend qualified contractor evaluate and estimate cost.
5. Drain Pipes: Cast iron, Galvanized, ABS. Recommend sewer scope inspection.
Older drain line material in 2nd half of normal life span.
Lead bend drain line for toilet nearing end of normal life span.
6. Service Caps: Accessible.
7. Vent Pipes: ABS, Galvanized, Cast iron.

Laundry room. Water Heater

8. Water Heater Operation: Functional at time of inspection. Water heater is in latter third of normal life span.
Recommend qualified contractor evaluate and estimate cost of future replacement.
9. Manufacturer: General Electric.
10. Model Number: PE50M09AAH Serial Number: GE 0408R03227
11. Type: Electric. Capacity: 50 Gal.
12. Approximate Age: 5-10 yrs. Area Served: Whole building.
13. TPRV and Drain Tube: Copper.

Bathroom

A NPNI M D

Hall. Bathroom

1. Ceiling: Paint.
2. Walls: Paint. Door trim next to sink partially bubbled from past moisture intrusion.
A qualified contractor is recommended to evaluate and estimate repairs.
3. Floor: Tile. All tile should be sealed.
4. Doors: Wood.
5. Windows: Wood frame, Skylight.
6. Electrical: 110 VAC GFCI. South GFCI outlet does not trip when tested, needs to be replaced.
North GFCI outlet tests ungrounded, should be labeled as having no equipment ground present.
Suggest evaluation by licensed electrician.
7. Sink/Basin: Pedestal
8. Faucets/Traps: Metal faucet with PVC trap. Drain stopper pull not attached to operating arm, stopper does not function.
A licensed plumber is recommended to evaluate and estimate repairs
9. Tub/Surround: Metal tub & laminate surround
10. Toilets: Gerber. Toilet is loose on install, may require replacement of gasket material.
Hidden conditions may be present.
A qualified plumber is recommended to evaluate and estimate repairs.
11. HVAC Source: Baseboard.
12. Ventilation: Window - Recommend installing exhaust fan.
Recommend contacting qualified contractor.

Kitchen

A NPNI M D

Main. Kitchen

1. Cooking Appliances: Amana
2. Ventilator: Whirlpool
3. Disposal: In-Sinkerator.
4. Dishwasher: Fisher & Paykel
5. Air Gap Present? Yes No
6. Refrigerator: Fisher & Paykel.
7. Microwave: Whirlpool
8. Sink: Stainless Steel.
9. Electrical: 110 VAC GFCI. GFCI protected ungrounded outlets should be labeled indicating no equipment ground present.
10. Plumbing/Fixtures: Metal fixture/PVC drain lines
11. Counter Tops: Stone.
12. Cabinets: Composite and wood.
13. Ceiling: Paint.
14. Walls: Paint. Open gap in wall under sink around plumbing should be sealed.
A qualified contractor is recommended to evaluate and estimate repairs.
15. Floor: Tile.
16. Windows: Wood frame. SE. window does not shut properly, needs adjustment/repair. Springs may be incorrect.
Evaluation by qualified contractor recommended.
17. HVAC Source: Baseboard.

Bedroom

A NPNI M D

Southeast Bedroom

1. Closet: Double wide.
2. Ceiling: Paint.
3. Walls: Paint.
4. Floor: Hardwood.
5. Doors: Wood.
6. Windows: Wood frame. Windows not of legal egress due to height, normal for age of house. (safety)
7. Electrical: 110 VAC.
8. HVAC Source: Baseboard.
9. Smoke Detector: Not present.

Southwest Bedroom

10. Closet: Double wide. Floor guides for doors are not installed.
A qualified contractor is recommended to evaluate and estimate repairs.
11. Ceiling: Paint.
12. Walls: Paint.
13. Floor: Hardwood.
14. Doors: Hollow core.
15. Windows: Wood frame. Windows not of legal egress due to height, normal for age of house. (safety)
16. Electrical: 110 VAC. Outlet over baseboard heater should be relocated. (safety)
Suggest evaluation by licensed electrician.
17. HVAC Source: Baseboard. Baseboard heater is older unit, shorter expected life span possible.
18. Smoke Detector: Not present.

2nd Floor Bedroom

19. Closet: Double wide.
20. Ceiling: Paint.
21. Walls: Paneling.
22. Floor: Carpet.
23. Doors: Wood.
24. Windows: Wood frame, Skylight. Window is too small for legal egress by today's standards (safety).
25. Electrical: 110 VAC. Outlet over baseboard heater should be relocated. (safety)
Suggest evaluation by licensed electrician.
26. HVAC Source: Baseboard.
27. Smoke Detector: Battery operated.

Living Space

A NPNI M D

Living Room Living Space

1. Ceiling: Paint.
2. Walls: Paint.
3. Floor: Hardwood.
4. Doors: Wood.
5. Windows: Wood frame. W. windows are within 18" of floor but are not marked as tempered safety glass. Higher fall hazard potential (safety).
6. Electrical: 110 VAC. Outlet over baseboard heater should be relocated. (safety)
Suggest evaluation by licensed electrician.
7. HVAC Source: Baseboard.

Hallway Living Space

8. Closet: Single. Door does not latch, needs adjustment.
A qualified contractor is recommended to evaluate and estimate repairs.
9. Ceiling: Paint.
10. Walls: Paint.
11. Floor: Hardwood.
12. Electrical: Lighting.
13. Smoke Detector: Battery operated.

Family Room Living Space

14. Ceiling: Paint. Cosmetic cracks in ceiling material in upper NW. corner at framing junctions. Normal stress point.
15. Walls: Paint.
16. Floor: Carpet.
17. Doors: Wood/glass.
18. Windows: Vinyl frame.
19. Electrical: 110 VAC. E. outlet is three prong but tests ungrounded.
Suggest evaluation by licensed electrician.
20. HVAC Source: Wall mounted fan unit.

Laundry Room/Area

A NPNI M D

1st Floor. Laundry Room/Area

1. Ceiling: Paint.
2. Walls: Paint.
3. Floor: Tile.
4. Doors: Fiberglass/glass.
5. Windows: Wood frame.
6. Electrical: 110 VAC GFCI. GFCI outlet tests as having a weak ground connection.
Suggest evaluation by licensed electrician.
7. HVAC Source: Baseboard.
8. Washer Hose Bib: Ball valves. Rubber type washer feed hoses should be replaced per preventative maintenance
Recommend updating to braided metal type lines.
A licensed plumber is recommended to evaluate and estimate repairs.
9. Washer and Dryer Electrical: 110-240 VAC.
10. Dryer Vent: Metal flex. Dryer vent wall cap on exterior is loosely installed on pipe, higher potential for cap to be dislodged. Cap is not installed flush with siding.
A qualified contractor is recommend to evaluate and estimate repairs.
11. Washer Drain: Wall mounted drain.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Asphalt, Concrete. Moderate cracks with minor settling present. If repair is desired - replacement may be necessary. A qualified contractor is recommended to evaluate and estimate repairs.
2. Walks: Concrete, Gravel. Cracked with moderate settling. Small sections of displacement are potential trip hazard (safety). A qualified contractor is recommended to evaluate.
3. Patio: Concrete. Minor unevenness in various concrete panels of patio system, higher potential for future uneven displacement. Minor age cracks present.
4. Swale: Flat or negative slope. N. & E. sides of property directs water run off towards house. No swale present, water may pool due to lack of swale. Additional drainage may be required. Additional drainage may be required. Observe for future issues with pooling water in backyard in heavy rains.
5. Fences: Wood, Metal. Fence system moderately weathered. Will need to be maintained. A qualified contractor is recommended to evaluate and estimate cost of future repairs/replacement.
6. Oil Tank: Possible oil tank. Due to age of house and chimney configuration there is a higher potential for a buried oil tank on the property, recommend evaluation by oil tank decommissioning contractor for possibility of tank on site. Obtain decommissioning certificate if necessary.

Exterior

7. Whole structure. Exterior Surface Type: Cedar shingles, Horizontal cedar. S. facing shingles moderately weathered due to age and weather intrusion typical on S. side of house. Wood exterior material will need to be maintained. Siding in contact with cement at patio door step and porch, higher potential for moisture intrusion in to wood siding.
8. Fascia: Wood. Minor paint peeling on NW. fascia tail end, will need to be maintained against moisture intrusion. A qualified contractor is recommended to evaluate and estimate repairs.
9. Patio Door: Fiberglass/glass. Exterior threshold wood is not painted, should be sealed against moisture intrusion. Gap at concrete step junction with patio door should be sealed against possible moisture intrusion. A qualified contractor is recommended to evaluate and estimate repairs.
10. Windows: Wood framed. Minor cracks in caulking over N. window - windows not protected by roof overhang or head flashing will need to be caulked and maintained against moisture intrusion. Recommend qualified contractor evaluate and estimate repairs.
11. Exterior Electric Outlets: 110 VAC GFCI. W. outlet needs to be GFCI protected. (safety)
E. exterior outlet on side of house is three prong, but tests ungrounded.
E. exterior outlets are protected by kitchen GFCI circuit.
Three prong GFCI protected ungrounded outlets should be labeled as having no equipment ground present.
Exposed wiring on exterior of house at SE. corner and to lights at upper NE. corner should be in protective conduit (safety).
Recommend qualified electrician evaluate and estimate repairs.

Roof

12. Electrical Mast: Side mount. Gap in siding around electrical mast weather head on upper NW. side of house should be sealed against potential pest intrusion. A qualified contractor is recommended to evaluate and estimate repairs.
13. Gutters: Aluminum. Minor amount of tree debris in gutters, should be cleaned and will need to be maintained. A qualified contractor is recommended to evaluate and estimate repairs.
14. Leader/Extension: Concrete, None. SE. concrete leader abandoned, indicates older system is partially failed. Original leader system more prone to failure due to age and material. Some downspouts drain too close to house. Run off should be moved farther from house. Recommend qualified contractor evaluate. Not raining at time of inspection, not inspected.
15. Middle. Chimney Chimney: Brick. Crown material well worn, should be rebuilt. Sections of brick cracked and falling apart due to weathering. Loose and worn mortar in sections of chimney body, will need to be maintained. A qualified contractor is recommended to evaluate and estimate repairs.
16. Middle. Chimney Flue/Flue Cap: Tile. Recommend installing rain caps. A qualified contractor is recommended to evaluate and estimate repairs.
17. Middle. Chimney Chimney Flashing: Copper, Galvanized. Original counter flashing is moderately rusty, should be prepped/painted to extend life span. Recommend qualified contractor evaluate and estimate repairs.

Electrical

18. Conductor Type: Non-metallic sheathed cable. Original ungrounded wiring is present. Recommend qualified electrician evaluate and estimate cost of replacing remaining ungrounded wiring.
19. Smoke Detectors: Battery operated. Need to be installed in all bedrooms.
20. Carbon Monoxide Detectors: Battery operated. CO detectors should be present in common areas near all bedrooms and one on each floor according to today's standards.
21. Family Room. Electric Panel Manufacturer: Square D. Electrical panel located in recessed location, difficult to access for service. Electrical panel is currently functional but full - style of panel with no main shut off breaker and size may require replacement or addition of a sub panel if/when additional wiring or circuits are needed.

Marginal Summary (Continued)

Manufacturer: (continued)

Evaluation by a licensed electrician is recommended.

Structure

22. Stairs/Handrails: Carpet/wood. Handrail should return to wall (safety).
A qualified contractor is recommended to evaluate and estimate repairs.

Attic

23. Main. Attic Roof Framing: 2x4 Rafter. Appearance of possible light organic growth on roof framing in NE. most corner of NE. attic space, indicates past possible moisture intrusion from previous roof.
Recommend a qualified mold remediation company evaluate.
Some roof rafters in middle E. portion of attic space have been repaired or reinforced with newer lumber. Reason unknown.
24. Main. Attic Ventilation: Gable, ridge and soffit vents. Insufficient lower intake ventilation, due to age of house.
Type of ridge vent installed has been shown in testing to have a reduced air flow potential, recommend updating to externally baffled design.
Gable vents should be sealed when in use with both ridge and soffit vent system, gable vent disrupts air flow from bottom to top of attic and will reduce air flow in lower section of attic.
Recommend additional ventilation be installed.
Attic appears to be functioning okay from a ventilation stand point at time of inspection. Observe for future issues.
A qualified contractor is recommended to evaluate and estimate repairs.
25. Main. Attic Insulation: Fiberglass, Blown in. Kitchen skylight well is not insulated, heat loss area.
If additional soffit vents or insulation is installed it is recommended to installed baffles at vents to prevent potential blockage by insulation which would reduce air flow.
A qualified contractor is recommended to evaluate and estimate repairs.
26. Main. Attic Insulation Depth: 0"-10" - Small areas of removed insulation from past work should be re installed, heat loss areas.
A qualified contractor is recommended to evaluate and estimate repairs.
27. Main. Attic Wiring/Lighting: House wiring. Wiring installed too close to attic access (safety).
Exposed wiring outside of framing should be in conduit (safety).
No protective wiring grommets installed where wire enters can light junction boxes, should be installed.
Evaluation by a licensed electrician is recommended.
28. Main. Attic Kitchen Fan Venting: Rigid metal. Should be insulated to reduce condensation.
Recommend qualified contractor evaluate and estimate repairs.
29. Main. Attic Pest: Insect. Abandoned wasp nest in NE. attic indicates past activity. No evidence of current activity. Observe for future intrusion.

Crawl Space

30. Main. Crawl Space Access: Open. Current access hatch is made from untreated lumber, shorter life span may occur. Access hatch not currently secured in place - pressure fit only.
31. Main. Crawl Space Insulation: Fiberglass. Portions of insulation in NE. section displaced, laying on ground.
Damage has occurred to some of the insulation due to rodent intrusion, affected areas need to be removed and replaced.
Rodents operate by sense of smell, affected insulation should be removed as part of remediation plan to help prevent potential future intrusion.
Recommend qualified contractor evaluate.

Fireplace/Wood Stove

32. Living Room. Fireplace Construction: Brick. Staining in back of firebox indicates past moisture intrusion.
Small sections of worn mortar in firebox, will need to be maintained.
A qualified contractor is recommended to evaluate and estimate repairs and cost of future maintenance.

Plumbing

33. Service Line: Galvanized. Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating.
Galvanized water main is near end of expected life span.
Recommend qualified plumbing contractor evaluate and estimate cost of future replacement.
34. Main Water Shutoff: Front of house. Primary water main shut off valve is original in ground valve on W. side of house just S. of porch.
In ground water main shut-off valves have a higher potential of failing due to contact with soil.
Recommend installing water main shut off within house structure.
A licensed plumber is recommended to evaluate and estimate cost.
35. Water Pressure: 100 psi. Water pressure over 80 psi needs to be regulated, no pressure regulator currently installed.
Recommend qualified contractor evaluate and estimate cost.
36. Laundry room. Water Heater Operation: Functional at time of inspection. Water heater is in latter third of normal life span.
Recommend qualified contractor evaluate and estimate cost of future replacement.

Bathroom

37. Hall. Bathroom Walls: Paint. Door trim next to sink partially bubbled from past moisture intrusion.
A qualified contractor is recommended to evaluate and estimate repairs.
38. Hall. Bathroom Faucets/Traps: Metal faucet with PVC trap. Drain stopper pull not attached to operating arm, stopper does not function.
A licensed plumber is recommended to evaluate and estimate repairs
39. Hall. Bathroom Toilets: Gerber. Toilet is loose on install, may require replacement of gasket material.
Hidden conditions may be present.
A qualified plumber is recommend to evaluate a estimate repairs.

Marginal Summary (Continued)

40. Hall. Bathroom Ventilation: Window - Recommend installing exhaust fan.
Recommend contacting qualified contractor.

Kitchen

41. Main. Kitchen Electrical: 110 VAC GFCI. GFCI protected ungrounded outlets should be labeled indicating no equipment ground present.
42. Main. Kitchen Walls: Paint. Open gap in wall under sink around plumbing should be sealed.
A qualified contractor is recommended to evaluate and estimate repairs.
43. Main. Kitchen Windows: Wood frame. SE. window does not shut properly, needs adjustment/repair. Springs may be incorrect.
Evaluation by qualified contractor recommended.

Bedroom

44. Southeast Bedroom Windows: Wood frame. Windows not of legal egress due to height, normal for age of house. (safety)
45. Southeast Bedroom Smoke Detector: Not present.
46. Southwest Bedroom Closet: Double wide. Floor guides for doors are not installed.
A qualified contractor is recommended to evaluate and estimate repairs.
47. Southwest Bedroom Windows: Wood frame. Windows not of legal egress due to height, normal for age of house. (safety)
48. Southwest Bedroom HVAC Source: Baseboard. Baseboard heater is older unit, shorter expected life span possible.
49. Southwest Bedroom Smoke Detector: Not present.
50. 2nd Floor Bedroom Windows: Wood frame, Skylight. Window is too small for legal egress by today's standards (safety).

Living Space

51. Living Room Living Space Windows: Wood frame. W. windows are within 18" of floor but are not marked as tempered safety glass. Higher fall hazard potential (safety).
52. Hallway Living Space Closet: Single. Door does not latch, needs adjustment.
A qualified contractor is recommended to evaluate and estimate repairs.

Laundry Room/Area

53. 1st Floor. Laundry Room/Area Electrical: 110 VAC GFCI. GFCI outlet tests as having a weak ground connection.
Suggest evaluation by licensed electrician.
54. 1st Floor. Laundry Room/Area Washer Hose Bib: Ball valves. Rubber type washer feed hoses should be replaced per preventative maintenance
Recommend updating to braided metal type lines.
A licensed plumber is recommended to evaluate and estimate repairs.
55. 1st Floor. Laundry Room/Area Dryer Vent: Metal flex. Dryer vent wall cap on exterior is loosely installed on pipe, higher potential for cap to be dislodged.
Cap is not installed flush with siding.
A qualified contractor is recommend to evaluate and estimate repairs.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Porch: Concrete. Rot occurring in middle porch roof support post, hidden conditions may be present.
Wood support posts in direct contact with cement porch surface, higher potential for future rot/moisture intrusion to occur.
Recommend qualified contractor evaluate and estimate repairs.

Electrical

2. Ground: Unable to verify. Unable to verify ground system for house - no visible grounding rod installed/present.
Unable to verify plumbing bond to metal water lines.
Evaluation by a licensed electrician is recommended.
3. Family Room. Electric Panel Breakers: Copper and Aluminum. One circuit breaker on right hand side column is double tapped, not designed to be double tapped.
Recommend qualified electrician evaluate.

Crawl Space

4. Main. Crawl Space Moisture Barrier: Plastic over earth. Moisture barrier damaged by past/present rodent intrusion, should be removed and replaced.
A qualified contractor is recommended to evaluate and estimate repairs.
5. Main. Crawl Space Pest: Rodent - Evidence of past/present rodent intrusion in crawl space. Recommend qualified pest control operator evaluate for remediation and exclusion.
Gaps in foundation wall around main, kitchen and laundry room drain lines should be sealed against potential pest intrusion.
Space around water main entry in SW. corner should be sealed/covered to prevent potential pest intrusion.

Bathroom

6. Hall. Bathroom Electrical: 110 VAC GFCI. South GFCI outlet does not trip when tested, needs to be replaced.
North GFCI outlet tests ungrounded, should be labeled as having no equipment ground present.
Suggest evaluation by licensed electrician.

Bedroom

7. Southwest Bedroom Electrical: 110 VAC. Outlet over baseboard heater should be relocated. (safety)
Suggest evaluation by licensed electrician.
8. 2nd Floor Bedroom Electrical: 110 VAC. Outlet over baseboard heater should be relocated. (safety)
Suggest evaluation by licensed electrician.

Living Space

9. Living Room Living Space Electrical: 110 VAC. Outlet over baseboard heater should be relocated. (safety)
Suggest evaluation by licensed electrician.
10. Family Room Living Space Electrical: 110 VAC. E. outlet is three prong but tests ungrounded.
Suggest evaluation by licensed electrician.