

Quantum Building Inspections

Property Inspection Report



345 Perfect Rd., Spokane, WA 99201
Inspection prepared for: Happy Homebuyer
Date of Inspection: 9/1/2018 Time: 9:00 AM
Age of Home: 2000 Size: 1658 sq ft (approx)
Weather: Partly Cloudy, 50 degrees

Inspector: Matthew Pedersen
License #347
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Report Summary

Building		
Page 6 Item: 1	Exterior Walls	1.2. Aging/fading paint noted at areas around the home. This occurs as the paint ages and starts to oxidize from UV exposure. Recommend monitoring the paint and plan on painting the home in the near future before the paint fails and allows damage to occur to the siding.
Page 6 Item: 2	Exterior Trim	2.1. Areas of the trim had chipping and/or peeling paint or stain. If not corrected, deterioration of the bare wood could occur. Some loan programs, such as FHA and VA require these conditions to be repaired prior to closing. Proper repair and refinishing is needed.
Page 6 Item: 3	Eaves, Soffits & Fascia	3.1. Water damage was noted at the bottom edges of fascia material around the home. The fascia material is made of composite wood, which is susceptible to water damage and rot as water wicks up into the material from the bottom edge. Sometimes the bottom edge of the fascia can be cleaned up, sealed and painted and in other areas the fascia board may need replacement. A better product to use would be cement fiber board, which is not prone to water damage or rot. Review by a qualified contractor is needed for repair options and cost estimates. This was noted mainly on the back of the home.
Page 6 Item: 5	Deck, Porch, Balcony & Railing	5.1. One or more areas of failing paint or stain were noted. If not corrected, deterioration of the bare wood could occur. Proper refinishing and caulking is recommended.
Page 7 Item: 9	Vegetation (trees, shrubs, vines)	9.1. Trees, shrubs and/or vines were overgrown at roof areas and around exterior of home. Recommend cutting these back to maintain at least 8 to 12 inches of clear space between the structure and any vegetation to promote proper air circulation and help prevent damage from stains, moisture and insects.
Page 7 Item: 10	Other	10.1. Clothes Dryer Vent, The exterior clothes dryer vent appears to be clogged with lint. This is a fire hazard. Proper correction or replacement is recommended.
Roof		
Page 8 Item: 5	Surface Materials	5.1. Asphalt or Fiberglass Shingles: The shingles appeared to be at or near the end of their lifespan. This was mainly noted due to loss of granular coating. Recommend further evaluation by a qualified roofing contractor. 5.2. Asphalt or Fiberglass Shingles: One or more of the roofing shingles had loose and/or missing tabs. This results when the tabs are not sealed properly to the shingles below and get blown off by wind. This may also result in roof leaks or other damage. Repair of the affected shingles is recommended.
Page 8 Item: 6	Flashings & Plumbing Vents	6.1. Aged and cracked rubber seals noted around plumbing pipe vents on the roof. This will result in roof leaks. Review by a qualified contractor is needed for repair options and cost estimates

Page 8 Item: 9	Chimney(s) & Cap(s)	9.1. Frame Chimney(s): The painted finish on the wood framed chimney was failing. Recommend proper re-finishing of the finish materials to extend their life.
Attic		
Page 9 Item: 6	Roof Framing	6.1. One or more of the structural framing members were observed to be cracked/damaged. This was noted near the east end of the attic space at a shattered truss web board. Further evaluation and repair by a qualified framing contractor is needed.
Page 9 Item: 8	Other Components	8.1. The bathroom exhaust fan(s) appeared to have a damaged or separated duct and was venting into the attic space. This can trap excessive moisture in the attic space and can promote rotting and mold. This is the likely cause of condensation staining that seeped through to the master bedroom ceiling. Proper correction of the exhaust fan duct by a qualified contractor is needed. 8.2. Animal Habitation, Areas of animal nesting was noted in the attic space at the damaged exhaust fan ducting. It appears that birds are entering the attic at the damaged ducting. Further evaluation and correction by a qualified animal removal service is recommended.
Garage/Carport/Shop		
Page 10 Item: 4	Garage Interior	4.2. One or more openings on the walls and/or ceiling were noted that are a breach of the common firewall. This was at the gaps around the gas supply pipe. These openings could allow a garage fire to quickly migrate into main structure. Proper correction is recommended for personal safety.
Page 10 Item: 5	Automotive Door	5.1. A crack was noted in the top panel of the overhead garage door. Recommend further review by a qualified contractor for repair options and cost estimates.
Rooms		
Page 11 Item: 2	Walls	2.2. Staining (apparently from moisture) was observed on the walls in the master bedroom. The staining was DRY when reviewed today. Recommend monitoring of the staining and/or checking with the current owner. Also recommend determination and correction of the source of the staining if still active.
Page 11 Item: 4	Doors	4.1. One or more of the interior doors was damaged (split or holes). Repair or replacement is recommended.
Bathrooms 1		
Page 12 Item: 8	Toilet	8.1. The master bathroom toilet has a very loud flushing mechanism. This is likely an indication that the unit may be failing. Recommend further review and correction by a qualified contractor.
Kitchen		
Page 15 Item: 1	Ventilation	1.1. The ventilation light did not operate. This may indicate a burned out light bulb or may be due to other reasons. Recommend checking with the current owner and/or further evaluation by a qualified appliance technician.
Page 15 Item: 4	Sink Faucet	4.1. The sink faucet was loose on the countertop. Proper correction is needed to prevent possible leaks.

Page 15 Item: 5	Counter Tops	5.1. An aged formica countertop was noted in the kitchen today. Moderate to excessive wear was noted. Recommend repair or replacement as needed.
Page 15 Item: 8	Appliances	8.2. All of the kitchen appliances are near the end of or beyond their normal life expectancy. Budgeting for their eventual replacement is recommended.
Electrical		
Page 16 Item: 9	Smoke Detectors	9.1. One or more of the smoke detectors appeared to be older. The sensitivity of a smoke detector tends to diminish with age. It is recommended that smoke detectors be replaced at least every 10 years. Replacement of all older units with new units is recommended for personal safety. 9.2. A smoke alarm was missing from its mounting base in one or more areas of the home. Recommend installing new smoke detector(s) as needed to provide proper protection and alert for fires in the home. 9.3. There were no carbon monoxide (CO) alarms noted in the home when inspected today. Washington law now requires the home seller to install a CO detector/alarm on each level of the home. Recommend requesting to have CO detectors/alarms installed according to the new state law.
Plumbing		
Page 17 Item: 5	Water Heater #1	5.1. The water heater was not secured to the wall with earthquake straps. This is a recommended feature for safety and is often required by mortgage institutions. Recommend having earthquake straps installed prior to the appraisal. 5.2. The water heater was beyond its normal life expectancy. A water heater normally lasts for 12-20 years and this unit is 22 years old. Budgeting for its replacement is recommended. 5.3. The water heater is mounted in the garage on a stand that is about 15 in above the garage floor. The requirement is that the water heater be installed 18 in above the floor. Recommend review and correction by a qualified contractor.
Page 17 Item: 6	Fuel Supply Piping	6.2. The gas was shut off at the meter. Therefore, the gas piping could not be fully inspected or checked for leaks, and gas-fired appliances and equipment in the house and/or garage could not be checked for operation. Recommend checking with the current owner and inspection of the gas piping, appliances and equipment after the gas is turned on and before the closing.
Heating Unit 1		
Page 18 Item: 5	Filter & Ductwork	5.1. The air filter was dirty at the time of the inspection. Dirty filters restrict air flow which may cause short cycling and can shorten the life of the heating equipment. Recommend replacing the filter now and regularly replace the filter in accordance with the filter manufacturer's and the heating equipment manufacturer's directions, which is usually every 30 to 60 days.
Cooling Unit 1		
Page 19 Item: 4	Comments	4.3. The exterior air conditioning unit was observed to be out-of-level. This can be harder on the equipment and can shorten its life. Correction by a qualified heating contractor is recommended.
Foundation		

Page 20 Item: 2	Floor(s)	2.1. Dampness was noted at one or more areas in the crawl space.. This can increase the risk of insect infestation, mildew and rot. Recommend locating and correcting the source of the dampness, which may include improving exterior drainage or even the installation of a sump pump.
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General**1. Style of Building**

2 Story Home with Crawl Space and Attached Garage

2. Estimated Age

1997

3. Client(s) Present

Yes

4. Owner(s) Present

No

5. Others Present

Buyer's Family Member(s), Buyer's Agent

6. Status

Vacant

Inspection Start Time: 9:00am

7. Temperature (degrees F)

50 degrees

Weather Conditions: Partly Cloudy

8. Ground Conditions

Dry

9. Inspector

Matthew Pedersen, WA State Licensed Inspector #347.

Building

1. Exterior Walls

Materials: Wood Composite (fiberboard), Wood

Observations:

1.1. Maintenance Recommendations: 1 - Maintain the buildings foundation grade to keep at least 6 inches clearance from the ground to siding bottom. 2 - Periodically re-caulk any joints to maintain moisture resistant seal. 3 - Keep siding well sealed especially any exposed edges. These areas are generally located at lower edges of siding, at window trims & sills, corner areas, or other areas where direction of the siding surface changes.

1.2. Aging/fading paint noted at areas around the home. This occurs as the paint ages and starts to oxidize from UV exposure. Recommend monitoring the paint and plan on painting the home in the near future before the paint fails and allows damage to occur to the siding.

2. Exterior Trim

Observations:

2.1. Areas of the trim had chipping and/or peeling paint or stain. If not corrected, deterioration of the bare wood could occur. Some loan programs, such as FHA and VA require these conditions to be repaired prior to closing. Proper repair and refinishing is needed.

3. Eaves, Soffits & Fascia

Observations:

3.1. Water damage was noted at the bottom edges of fascia material around the home. The fascia material is made of composite wood, which is susceptible to water damage and rot as water wicks up into the material from the bottom edge. Sometimes the bottom edge of the fascia can be cleaned up, sealed and painted and in other areas the fascia board may need replacement. A better product to use would be cement fiber board, which is not prone to water damage or rot. Review by a qualified contractor is needed for repair options and cost estimates. This was noted mainly on the back of the home.

4. Patios & Walkways

Materials: Concrete Walkway(s)

Observations:

4.1. The concrete walkways were reviewed today and found to be in normal condition. Recommend monitoring for cracks and settlement and make repairs as needed.

5. Deck, Porch, Balcony & Railing

Materials: Wood Framing, Wood Decking

Observations:

5.1. One or more areas of failing paint or stain were noted. If not corrected, deterioration of the bare wood could occur. Proper refinishing and caulking is recommended.

6. Stoop(s), Stairs, Step(s) & Railing(s)

Observations:

6.1. The stoop areas were observed today and found to be in normal condition. No repairs needed at this time.

7. Driveways

Observations:

7.1. The driveway was reviewed today and found to be in normal condition. Monitor for cracks and settlement in the future and repair as needed.

8. Exterior Doors

Observations:

- 8.1. The doors from the house interior to the exterior were found to operate properly today.

9. Vegetation (trees, shrubs, vines)

Pine Trees, Deciduous Trees, Shrubs

Observations:

- 9.1. Trees, shrubs and/or vines were overgrown at roof areas and around exterior of home. Recommend cutting these back to maintain at least 8 to 12 inches of clear space between the structure and any vegetation to promote proper air circulation and help prevent damage from stains, moisture and insects.

10. Other

Dryer Vent

Observations:

- 10.1. Clothes Dryer Vent, The exterior clothes dryer vent appears to be clogged with lint. This is a fire hazard. Proper correction or replacement is recommended.

Roof

1. Style of Roof

Gable & Dormers

2. Estimated Age (Range in Years)

21 Years Old

3. Number of Layers Readily Visible

1

4. Observation Method

Walked On

5. Surface Materials

Materials: 3-tab Composite Shingles

Observations:

5.1. Asphalt or Fiberglass Shingles: The shingles appeared to be at or near the end of their lifespan. This was mainly noted due to loss of granular coating. Recommend further evaluation by a qualified roofing contractor.

5.2. Asphalt or Fiberglass Shingles: One or more of the roofing shingles had loose and/or missing tabs. This results when the tabs are not sealed properly to the shingles below and get blown off by wind. This may also result in roof leaks or other damage. Repair of the affected shingles is recommended.

6. Flashings & Plumbing Vents

Observations:

6.1. Aged and cracked rubber seals noted around plumbing pipe vents on the roof. This will result in roof leaks. Review by a qualified contractor is needed for repair options and cost estimates

7. Gutters & Downspouts

Observations:

7.1. Recommend all downspout drainage be directed at least 5 feet away from the foundation areas. Keeping water away from the foundation is beneficial for keeping areas such as crawl spaces and basements dry.

7.2. Be sure to maintain the buildings gutters and extend the downspouts to direct roof drainage away from the foundation areas.

8. Ventilation

Observations:

8.1. Ventilation on the roof is being provided with vents in the roof and soffit venting down low.

9. Chimney(s) & Cap(s)

Observations:

9.1. Frame Chimney(s): The painted finish on the wood framed chimney was failing. Recommend proper re-finishing of the finish materials to extend their life.

Attic

1. Access Point

2nd Floor Hallway & Garage (Entered - Limited View)

2. Access/Visibility

The majority of the attic space(s) was observed.

3. Water Penetration

Stains were noted that are likely due to condensation.

Observations:

3.1. Signs of condensation were observed in the attic space at one or more locations. Recommend further investigation by a qualified contractor to determine and correct the cause of the moisture.

4. Venting

Observations:

4.1. Attic venting is provided with vents in the soffits and can vents on the roof.

5. Insulation

Materials: **Cellulose** & Fiberglass, 8-10 inches in depth.

Observations:

5.1. Recommend that you consider adding insulation in the attic spaces to achieve a consistent total depth of at least 12 inches (the current standard is now 16-18 inches in new homes). This will provide improved energy efficiency and cost savings.

6. Roof Framing

Observations:

6.1. One or more of the structural framing members were observed to be cracked/damaged. This was noted near the east end of the attic space at a shattered truss web board. Further evaluation and repair by a qualified framing contractor is needed.

7. Roof Decking

Observations:

7.1. OSB: The roof sheathing appeared to be in normal condition today, with no need for repair or further review.

8. Other Components

Appliance Vent(s) • Animal Habitation

Observations:

8.1. The bathroom exhaust fan(s) appeared to have a damaged or separated duct and was venting into the attic space. This can trap excessive moisture in the attic space and can promote rotting and mold. This is the likely cause of condensation staining that seeped through to the master bedroom ceiling. Proper correction of the exhaust fan duct by a qualified contractor is needed.

8.2. Animal Habitation, Areas of animal nesting was noted in the attic space at the damaged exhaust fan ducting. It appears that birds are entering the attic at the damaged ducting. Further evaluation and correction by a qualified animal removal service is recommended.

Garage/Carport/Shop

1. Type

Materials: Attached

2. Siding/Exterior

Materials: Same as the House. See comments under "Exterior Walls".

3. Roof Condition

Materials: Same as the House. See comments under "Roof" section.

4. Garage Interior

Observations:

4.1. The water heater is installed in the garage but there is no barrier to prevent a vehicle impact. Recommend further review by a qualified contractor to add an impact barrier for safety.

4.2. One or more openings on the walls and/or ceiling were noted that are a breach of the common firewall. This was at the gaps around the gas supply pipe. These openings could allow a garage fire to quickly migrate into main structure. Proper correction is recommended for personal safety.

5. Automotive Door

Materials: Metal

Observations:

5.1. A crack was noted in the top panel of the overhead garage door. Recommend further review by a qualified contractor for repair options and cost estimates.

6. Automatic Opener(s)

Observations:

6.1. There are two safety mechanisms built into the automatic opener. One is a light beam sensor near the base of the garage door opening and the other is a resistance safety that stops the door and reverses direction when it runs into something. Both safety features operated properly when tested today.

7. Service Door(s)

Observations:

7.1. The man door on the garage was found to be operating properly today.

8. Floor/Foundation

Observations:

8.1. The garage floor was reviewed today and found to be in normal condition.

Rooms

1. Ceilings

Observations:

1.1. Cracks were observed that are common to drywall and plaster ceilings. These are usually cosmetic and may be repaired as desired, however, monitoring of all cracking for possible movement is recommended. Some cracks will re-occur as a result of normal expansion and contraction from changing indoor humidity levels and seasonal changes.

2. Walls

Observations:

2.1. Nail holes, minor damage & numerous small areas that need repair were noted on the wall surfaces. Repair and repaint as needed.

2.2. Staining (apparently from moisture) was observed on the walls in the master bedroom. The staining was DRY when reviewed today. Recommend monitoring of the staining and/or checking with the current owner. Also recommend determination and correction of the source of the staining if still active.

3. Windows

Observations:

3.1. The windows were observed and a sample of windows were operated today and found to be in normal condition.

4. Doors

Observations:

4.1. One or more of the interior doors was damaged (split or holes). Repair or replacement is recommended.

5. Floors

Observations:

5.1. Floors were reviewed and found to have normal wear. No repairs needed at this time.

6. Step(s), Stairway(s) & Railing(s)

Observations:

6.1. The stairs were reviewed today and found to be in normal condition with no repairs needed at this time.

7. Permanent Heat Source in Each Habitable Room

Observations:

7.1. A source of heat was noted in each room, with the exception of small areas such as closets or small center located rooms. Sometimes, small bathrooms that do not adjoin an exterior wall will not have heating installed.

Bathrooms 1

1. Location 1

Location: Master Bath

2. Shower

Observations:

2.1. No conditions to correct when reviewed today.

3. Shower Drain

Observations:

3.1. No conditions to correct when reviewed today.

4. Shower Head

Observations:

4.1. No conditions to correct when reviewed today.

5. Sink/Vanity

Observations:

5.1. No conditions to correct when reviewed today.

6. Sink Drain

Observations:

6.1. No conditions to correct when reviewed today.

7. Sink Faucet

Observations:

7.1. No conditions to correct when reviewed today.

8. Toilet

Observations:

8.1. **The master bathroom toilet has a very loud flushing mechanism. This is likely an indication that the unit may be failing. Recommend further review and correction by a qualified contractor.**

9. Venting

Observations:

9.1. The bathroom exhaust fan(s) operated when tested. No conditions to correct when reviewed today.

10. Floor

Observations:

10.1. The bathroom floor was in normal condition when reviewed today. Regular caulking maintenance should be done where the flooring meets the bath tub and/or shower stall. This will help to prevent water damage to the underlying sub-flooring.

Bathroom 2

1. Location 2

Location: 2nd Floor Hall

2. Bathtub

Observations:

2.1. The tub area was reviewed and found to be in normal condition today.

3. Tub Drain

Observations:

3.1. The tub drain was reviewed today. No defects noted and no repairs needed at this time.

4. Tub Faucet

Observations:

4.1. No conditions to correct when reviewed today.

5. Sink/Vanity

Observations:

5.1. No conditions to correct when reviewed today.

6. Sink Drain

Observations:

6.1. No conditions to correct when reviewed today.

7. Sink Faucet

Observations:

7.1. No conditions to correct when reviewed today.

8. Toilet

Observations:

8.1. No conditions to correct when reviewed today.

9. Venting

Observations:

9.1. The bathroom exhaust fan(s) operated when tested. No conditions to correct when reviewed today.

10. Floor

Observations:

10.1. The bathroom floor was in normal condition when reviewed today. Regular caulking maintenance should be done where the flooring meets the bath tub and/or shower stall. This will help to prevent water damage to the underlying sub-flooring.

Bathroom 3

1. Location 3

Location: Powder Room

2. Sink/Vanity

Observations:

- 2.1. No conditions to correct when reviewed today.

3. Sink Drain

Observations:

- 3.1. No conditions to correct when reviewed today.

4. Sink Faucet

Observations:

- 4.1. No conditions to correct when reviewed today.

5. Toilet

Observations:

- 5.1. No conditions to correct when reviewed today.

6. Venting

Observations:

- 6.1. The bathroom exhaust fan(s) operated when tested. No conditions to correct when reviewed today.

7. Floor

Observations:

- 7.1. The bathroom floor was in normal condition when reviewed today. Regular caulking maintenance should be done where the flooring meets the bath tub and/or shower stall. This will help to prevent water damage to the underlying sub-flooring.

Kitchen

1. Ventilation

Type: Stove Top, System appears to vent to the exterior.

Observations:

1.1. The ventilation light did not operate. This may indicate a burned out light bulb or may be due to other reasons. Recommend checking with the current owner and/or further evaluation by a qualified appliance technician.

2. Sink

Observations:

2.1. The sink was reviewed and noted to be in normal condition today.

3. Sink Drain

Observations:

3.1. The sink drained properly when reviewed today.

4. Sink Faucet

Observations:

4.1. The sink faucet was loose on the countertop. Proper correction is needed to prevent possible leaks.

5. Counter Tops

Observations:

5.1. An aged formica countertop was noted in the kitchen today. Moderate to excessive wear was noted. Recommend repair or replacement as needed.

6. Cabinets

Observations:

6.1. Cabinets were in good overall condition when reviewed today.

7. Floor

Observations:

7.1. The kitchen floor was noted to be in normal overall condition when reviewed today.

8. Appliances

Installed Appliances: Range, Refrigerator, Disposal, Dishwasher, Microwave

Observations:

8.1. Appliances operated normally at the time of the inspection.

8.2. All of the kitchen appliances are near the end of or beyond their normal life expectancy.

Budgeting for their eventual replacement is recommended.

Electrical

1. Service Type

Type: Underground

Materials: Aluminum

2. Entrance Cable

AMPS, 200; Voltage - 240V

3. Main Service Panel

Overcurrent Protection Devices: Breakers

Location: Garage

Observations:

3.1. The main electric service panel was reviewed today and found to be in normal condition.

4. Branch Circuit Wiring

Conductor Material(s): Copper • Aluminum

Wiring Type(s): Romex

5. Receptacles (Outlets)

Observations:

5.1. Outlets were reviewed and no repairs appear needed at this time.

6. Switches

Observations:

6.1. Switches were reviewed and no repairs appear needed at this time.

7. Light Fixtures

Observations:

7.1. Light fixtures were reviewed and no repairs appear needed at this time.

8. Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters were tested

Observations:

8.1. The Ground Fault Circuit Interrupter (**GFCI**) devices which were present were tested and operated correctly at the time of the inspection. Recommend all GFCI devices be periodically tested for proper operation.

9. Smoke Detectors

Recommend adding smoke detectors for safety

Observations:

9.1. One or more of the smoke detectors appeared to be older. The sensitivity of a smoke detector tends to diminish with age. It is recommended that smoke detectors be replaced at least every 10 years. Replacement of all older units with new units is recommended for personal safety.

9.2. A smoke alarm was missing from its mounting base in one or more areas of the home.

Recommend installing new smoke detector(s) as needed to provide proper protection and alert for fires in the home.

9.3. There were no carbon monoxide (CO) alarms noted in the home when inspected today.

Washington law now requires the home seller to install a CO detector/alarm on each level of the home. Recommend requesting to have CO detectors/alarms installed according to the new state law.

Plumbing

1. Main Shut-Off Location

Closet Under the Stairs

2. Water Pressure/Flow

Observations:

2.1. The water pressure/flow was typical at the time of the inspection. An actual pressure test was not performed, but multiple faucets/fixtures were operating at the same time with no visible drop in flow.

3. Water Piping Materials

Materials: **PVC**/CPVC (Plastic)

Observations:

3.1. No leaks or defects observed in the visible plumbing supply pipes when reviewed today.

4. Drain & Vent Piping Materials

Materials: **ABS** (Plastic)

Observations:

4.1. No leaks or defects observed in the visible plumbing drain lines when reviewed today.

5. Water Heater #1

Size & Type: 40 Gallons; Gas

Age: 22 Years Old

Observations:

5.1. The water heater was not secured to the wall with earthquake straps. This is a recommended feature for safety and is often required by mortgage institutions. Recommend having earthquake straps installed prior to the appraisal.

5.2. The water heater was beyond its normal life expectancy. A water heater normally lasts for 12-20 years and this unit is 22 years old. Budgeting for its replacement is recommended.

5.3. The water heater is mounted in the garage on a stand that is about 15 in above the garage floor. The requirement is that the water heater be installed 18 in above the floor. Recommend review and correction by a qualified contractor.

6. Fuel Supply Piping

Fuel Type: Natural Gas

Shut-Off Location: Exterior

Observations:

6.1. No defects or leaks noted at visible gas lines when reviewed today.

6.2. The gas was shut off at the meter. Therefore, the gas piping could not be fully inspected or checked for leaks, and gas-fired appliances and equipment in the house and/or garage could not be checked for operation. Recommend checking with the current owner and inspection of the gas piping, appliances and equipment after the gas is turned on and before the closing.

Heating Unit 1

1. Brand & Fuel Type

Bryant

Fuel: Natural Gas

2. Type

Type: Forced-Air

BTU Rating: 88,000

3. Estimated Age (in years)

1 Year Old

4. Comments

Observations:

4.1. A standard efficiency furnace is installed. The baffled heat exchanger does not allow review of the unit without disassembling the unit, which is not part of the standard home inspection. Although the furnace operated normally when tested today, we cannot be held responsible for damage or defects which cannot be seen.

4.2. The heating equipment does not appear to have had recent maintenance. Heat exchanger defects may be hidden by dirt, soot or corrosion. Proper cleaning and further evaluation by a qualified heating contractor is recommended.

5. Filter & Ductwork

Filter Size in Inches: 16 x 25 x 1

Observations:

5.1. The air filter was dirty at the time of the inspection. Dirty filters restrict air flow which may cause short cycling and can shorten the life of the heating equipment. Recommend replacing the filter now and regularly replace the filter in accordance with the filter manufacturer's and the heating equipment manufacturer's directions, which is usually every 30 to 60 days.

6. Miscellaneous Heating

Unit Type: Gas Fireplace

Observations:

6.1. A gas fireplace was observed in the main floor living room. This unit was operated today and found to work normally. The fireplace and fan are operated with wall switches adjacent to the fireplace.

Cooling Unit 1

1. Brand & Type

Trane
Forced-Air

2. Capacity & Fuel Source

2.5 tons
Electric

3. Estimated Age (in years)

14 Years Old

4. Comments

Observations:

4.1. We were unable to test the air conditioning unit(s) due to the outdoor temperature being less than 60 degrees F. The exterior compressor unit(s) can be damaged if it is operated at colder outdoor temperatures and it should be at least 60 degrees F for the previous 24 hours before the unit can be operated safely.

4.2. This A/C unit was near the end of or beyond its normal life expectancy. Air conditioning systems are expected to last about 15-20 years and this unit is 14 years old. Budgeting for its eventual replacement is recommended.

4.3. The exterior air conditioning unit was observed to be out-of-level. This can be harder on the equipment and can shorten its life. Correction by a qualified heating contractor is recommended.

Foundation

1. Type

Crawl Space (entered)

Moisture Conditions: Dampness (see comments below)

2. Floor(s)

Materials: Crawl Space: Dirt

Moisture Conditions: Crawl Space: Damp

Observations:

2.1. Dampness was noted at one or more areas in the crawl space.. This can increase the risk of insect infestation, mildew and rot. Recommend locating and correcting the source of the dampness, which may include improving exterior drainage or even the installation of a sump pump.

3. Columns

Materials: Wood

Observations:

3.1. The visible and accessible support columns were reviewed today and found to be in normal condition.

4. Floor Joists

Materials: Wood

Observations:

4.1. The visible and accessible floor joists were reviewed today and found to be in normal condition.

5. Sub-Floor

Materials: Not Visible: Hidden by Insulation.

6. Foundation Walls

Materials: Concrete, Access and visibility of the foundation walls were typical.

Materials: Foundation walls were dry at the time of the inspection

Observations:

6.1. The visible and accessible foundation walls were reviewed today and found to be in normal condition.

6.2. Every basement/crawl space has the potential for water entry and there is no assurance or guarantee it will not occur. Grading the soil to slope away from the foundation and having gutters and downspouts that direct water away from the foundation are important to keeping these areas dry.

7. Foundation Ventilation

Ventilation Type: Vents

Observations:

7.1. Vents: One or more of the foundation vents were closed or blocked. Recommend that all foundation vents be re-opened to allow proper air flow and help reduce moisture levels in the crawl space.

Photos



Peeling paint on trim.



More peeling paint.



Peeling paint on chimney trim.



Utilities enter on the back of the garage.



A/C unit.



Rear view of the home.



Deck.



Deck needs paint or stain.



Rotted fascia board on back of home.



Another area of water damage on fascia board.



Cut tree away from siding.



Clothes dryer vent filled with lint.



Loose/missing shingles on bonus room roof.



Cracked ridge shingle.



Upper roof ridge.



Patched roofing on upper roof surface.



Cracked rubber boot at plumbing vent pipes.



Chimney.



Ridge vent on dormer roof. Normal.



Water heater not strapped.



Water heater installed below 18 inches above garage floor.



Gaps in garage drywall need fire caulking.



More gaps that need fire caulking.



Cracked top panel on garage door.



Electric service panel.



Add impact barrier in front of water heater in garage.



Garage attic.



Garage attic.



House attic.



Animal nesting noted in attic.



Animals entering through damaged vent ducting.



Broken truss board needs repair in attic.



Staining in master bedroom from attic condensation.



Missing smoke alarm.



Aged smoke alarms.



Damage to interior door.



Water shut off valves.



Furnace in crawl space.



Damp soil in crawl space.



View of crawl space.



More damp soil in crawl space.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.