

# House Detectives, Inc.

## Property Inspection Report



1111 Sample Drive, Whitefish, MT 59937  
Inspection prepared for: Sample Report  
Date of Inspection: 10/7/2014 Time: 9:00 am  
Age of Home: built in 2003 Size: 4752 sf  
Weather: sunny, 47 degrees F, no rain in last 24 hours

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**Discovering problems... BEFORE they become yours!**

# Inspection Details

Thank you for your trust in us. We appreciate the opportunity to conduct this inspection for you! **Please carefully read your entire Property Inspection Report, and not just the summary!** Call us after you have reviewed your report, so that we can go over any questions you may have. When the inspection is completed and the report is delivered, we are still available to you for any questions you may have!

## WHAT IS A HOME INSPECTION?

A Home Inspection is a non-destructive visual examination of a residential dwelling, performed for a fee. It is designed to identify observed material defects within specific components of said dwelling. **A material defect is a condition with a residential real property, or any portion of it, that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property.** The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. **A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed at the time of the inspection.**

Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. House Detectives, Inc. follows the ASHI Standard of Practice when performing an inspection. See ASHI.org for information regarding these SOP. A Home Inspection **does not** include the inspection of soil conditions, inspection for urea formaldehyde, radon, asbestos, Chinese drywall, lead paint, mold, hazardous materials/substances, landscape lighting, sprinkler systems, septic systems/drain fields, smoke alarms, carbon monoxide detectors, or recreational equipment such as Jacuzzi's, trampolines, etc. We recommend that these systems be inspected by a qualified professional specializing in those disciplines. Appliances are checked to see if they are in operable condition unless otherwise noted at the time of the inspection. **This report will focus on safety and function, not current code, as codes change frequently and vary between municipalities.** It is impossible to verify conditions of places inaccessible inside walls, under and between floors, behind furniture, appliances, etc. and we assume no responsibility for those items as such.

An Inspection report shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, or monitoring or further evaluation by professionals, but this is not required. The inspection may also be limited by vegetation and possessions. Estimates for repairs, if any, are approximations and we do not guarantee their accuracy. Possible solutions for problems noted are solely opinions based on conditions at the time of the inspection and are not to be assumed as being totally conclusive. It is recommended that **"noted deficiencies"** be investigated further by qualified/licensed professionals specializing in those disciplines. **For your safety and liability purposes, we recommend that qualified/licensed professional contractors evaluate and repair any "safety items and/or significant concerns" and defects.**

**A summary of "safety items and/or significant concerns" are included in RED print in the last section of this report.** Please note that this report is a snapshot in time. We recommend that you and/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.

Note that minor settlement or "hairline" cracks in garage or basement slabs and foundation walls are normal to properties of any age. They should be monitored for expansion and sealed as necessary.

**Attendance**

In Attendance: No other parties present at inspection.

**Home Type**

Home Type: Single family home, Craftsman style.

**Occupancy**

Occupancy: Occupied - Furnished: Moderate volume of personal and household items observed. • The utilities were on at the time of inspection.

## Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen, Laundry or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, living and dining rooms, as well as 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. All exposed walls, ceilings and floors, and accessible electrical outlets will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Personal items in the structure may prevent the inspector from viewing all areas on the interior, and the inspector is not required to move personal items that block inspection of any item.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems, if present, and inspection, by appropriate licensed professional familiar with such private systems. **If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three to five (3-5) years. Do not put excessive food, tissue paper, into the septic system, and never flush paper towels, feminine, or latex products down the toilet.**

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

## Bar

Observations: The bar area appears functional at the time of inspection.

## Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## Ceiling Fans

Observations:

- Operated normally when tested at the time of the inspection.

## Closets

Observations:

- The closets in the interior areas are in serviceable condition at the time of the inspection.

## Door Bell

Observations:

- Operated normally when tested.

## Doors

Observations:

- Solid wood doors with no visible defects noted at the time of the inspection.

## Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

## Smoke Detectors

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- 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.

## Stairs & Handrail

Observations:

- The stairs in the house appeared to be in serviceable condition at the time of the inspection.

## Window Condition

Materials: Wood framed casement window noted. • Wood framed fixed window noted.

Observations:

- All tested windows operated normally with no defects at the time of the inspection.

## Ceiling Condition

Materials: There are drywall ceilings noted. • There are vaulted wood plank ceilings noted in the living room.

Observations:

- The ceilings were in serviceable condition with no visible defects at the time of the inspection.

## Patio Doors

Observations:

- The hinged patio door was functional during the inspection.

## Screen Doors

Observations:

- Not installed, recommend installation and confirmation of proper screen door operation.

## Wall Condition

Materials: Drywall walls noted. • Painted finish noted. • The walls are clad in wood plank material from the floor up 3-5 feet.

Observations:

- Some areas not accessible due to stored personal items.



## Fireplace

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- Damper was opened and closed several times.
- The wood burning fireplace has a gas log lighter. This should not be left constantly on like a gas fireplace, and the gas valve is noted to the right side of the fireplace, if facing the fireplace. It is for lighting wood logs only, and NOT TO BE USED WITH CERAMIC GAS LOGS.
- Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.

*• 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)).*



Gas log starter valve for fireplace. Turn clockwise to turn off.

## 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 some areas from being inspected, as the inspector will not move personal items.

### Locations

Locations: Upstairs Master, main level West, main level East, basement.

### Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

### Closets

Observations:

- The closets are in serviceable condition at the time of the inspection.

### Doors

Observations:

- Solid wood doors that appeared to be in serviceable condition at the time of the inspection.

### Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Bedroom circuits are protected by an arc fault circuit interrupter, (AFCI) type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

### Floor Condition

Flooring Types: Carpet is noted in the master bedroom and daylight basement bedroom. • Hardwood flooring is noted in the main floor bedrooms.

Observations:

- The floors in the bedrooms appeared to be in serviceable condition at the time of the inspection.

### Smoke Detectors

Observations:

- After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

### Wall Condition

Materials: Drywall walls noted. • Painted finish noted.

## Window Condition

Materials: Wood framed casement window noted.

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.
- Operated windows appeared functional at the time of the inspection.

## Ceiling Condition

Materials: There are drywall ceilings noted in the bedrooms except in the upstairs bedroom, which is cathedral type with a wood plank finish.

Observations:

- The ceilings in the bedrooms appeared to be in serviceable condition, with no noted defects at the time of inspection.



## Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers, to toilets and bidets. Because of all the plumbing involved, it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

### Locations

Locations: Upstairs Master Bathroom, main floor full bathroom, main floor 3/4 bathroom, basement 3/4 bathroom.

### Cabinets

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

### Ceiling Condition

Materials: There are drywall ceilings with a painted finish noted. • Open beam ceiling construction with wood plank finish is noted in the upper level master bathroom.

Observations:

- The ceilings in the bathrooms were in serviceable condition with no defects noted at the time of the inspection.

### Counters

Observations:

- Ceramic tile counter tops are noted in the bathrooms at the time of the inspection, with a wooden counter top noted in the basement bathroom.

### Doors

Observations:

- The bathrooms have solid wood doors with no major system safety or function concerns noted at time of inspection.

### Electrical

Observations:

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

### GFCI

Observations:

- GFCI in place and operational.

### Exhaust Fan

Observations:

- The bath fans were operated and no issues were found.
- Bathroom fans exhaust properly to exterior of home.

### Floor Condition

Materials: Ceramic tile is noted. • Hardwood flooring is noted in the main floor 3/4 bathroom.

Observations:

- The floors in the bathrooms appear to be in serviceable condition with no visible defects at the time of the inspection.

## Heating

### Observations:

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

## Mirrors

### Observations:

- The mirrors in all bathrooms are not chipped or cracked, and are in serviceable condition at the time of the inspection.

## Plumbing

### Observations:

- Limited review due to personal property stored in undersink cabinet.

## Security Bars

### Observations:

- No security bars were present.

## Showers

### Observations:

- Monitor all areas of tiled showers for openings in the grout where water may enter. Keep these areas sealed to avoid water damage behind the tile.



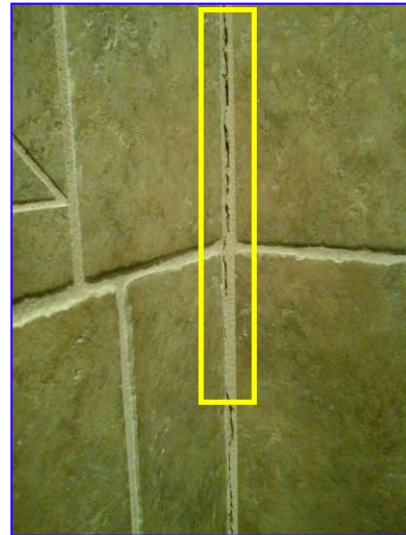
Keep all grout sealed.



Seal or re-grout where required.



Seal or re-grout where required.



Seal or re-grout where required.

## Shower Walls

### Observations:

- Ceramic tile is noted on the shower walls.
- *Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.*

## Bath Tubs

### Observations:

- The claw foot tub in the master bathroom and the tub in the East bedroom appeared to be in serviceable condition at the time of the inspection.

## Enclosure

### Observations:

- The shower enclosure was functional at the time of the inspection.

## Sinks

### Observations:

- Operated normally at the time of the inspection.

## Toilets

### Observations:

- Observed as functional and in good visual condition.

## Window Condition

Materials: Wood framed casement window noted.

### Observations:

- In accordance with ASHI Standards, we are not required to test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.
- All operated windows appeared functional at the time of the inspection.

## Kitchen

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

### Cabinets

Observations:

- No deficiencies observed on all kitchen cabinets.

### Counters

Observations:

- Granite noted on main counter tops, as well as one island.
- Wood counter tops noted on one island.
- There is normal wear noted for the age of the counter tops. Granite counter tops should be sealed at least once a year with a high quality stone sealer available at most hardware stores.

### Dishwasher

Observations:

- There are two (2) dishwashers present in the kitchen, and they are draining upstream of the trap. This is the proper positioning to ensure sewer gases do not enter the appliance.
- Both dishwashers are operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.



Dishwasher #1 Mfg info.



Dishwasher #2 Mfg info.

### Garbage Disposal

Observations:

- Operated normally and appeared functional at time of inspection.





Disposal Mfg info.

## Microwave

### Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Microwave Mfg Info.

## Cook top condition

### Observations:

- Gas cook top noted.
- All heating elements operated when tested.

## Oven & Range

### Observations:

- Wolf dual oven range with gas burners. The burners operated normally at the time of the inspection.



Wolf dual oven, 6 burner with griddle. No Mfg. info tag was accessible.

## Sinks

### Observations:

- Kitchen has a Kohler ceramic undercounter mount sink that is in serviceable condition with normal wear and tear at the time of the inspection.

## Drinking Fountain

### Observations:

- The drinking fountain was operated and was functional.

## Spray Wand

### Observations:

- The spray wand was operated and was functional.

## Hot Water Dispenser

### Observations:

- The instant hot water dispenser was operational and in serviceable condition at the time of the inspection. USE CAUTION when using this appliance, as a scalding hazard exists.



Hot Water Dispenser Mfg Info.



## Vent Condition

Materials: Exterior Vented

Observations:

- Recommend cleaning filter regularly for fire safety.



Kitchen vent Mfg info.

## Window Condition

Materials: Wood framed casement window noted.

## Floor Condition

Materials: Hardwood flooring is noted.

Observations:

- The floors in the kitchen appeared to be in serviceable condition at the time of the inspection. Hardwood floors require frequent cleaning and sealing for proper maintenance. Contact a hardwood flooring specialist for maintenance if you are not familiar with how to care for hardwood floors.

## Plumbing

Observations:

- Limited review due to personal property stored in the under sink cabinet. No visible defects were noted at the time of the inspection.

## Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- The ceiling in the kitchen appeared to be in serviceable condition with no visible defects at the time of the inspection.

## Electrical

Observations:

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

## GFCI

Observations:

- GFCI in place and operational.

## Wall Condition

Materials: Drywall walls noted. • Painted finish noted.

## Laundry

**Locations**

Locations: Basement.

**Cabinets**

Observations:

- Appeared functional and in satisfactory condition at the time of the inspection.

**Counters**

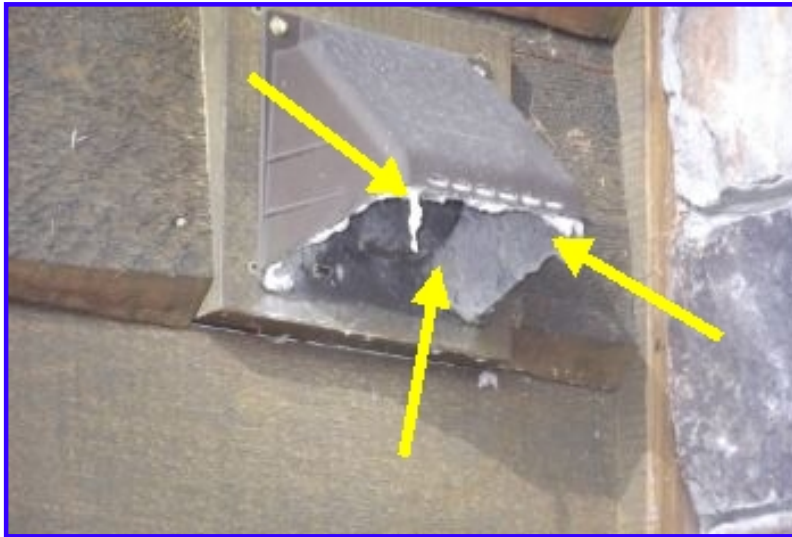
Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

**Dryer Vent**

Observations:

- Could not fully inspect the dryer vent, as it is obscured by drywall.



Visible lint inside of dryer vent cover indicates the need to clean the vent pipe.

**Electrical**

Observations:

- The outlets and switches in the laundry room appeared to be in serviceable condition with no visible defects noted at the time of the inspection.

**GFCI**

Observations:

- GFCI in place and operational.

**Exhaust Fan**

Observations:

- None present.

**Gas Valves**

Observations:

- No gas present in the laundry room.

**Wash Basin**

## Observations:

- The wash basin in the laundry room is in serviceable condition at the time of the inspection, with no visible defects noted.

**Floor Condition**

Materials: Ceramic tile is noted.

## Observations:

- The floor in the laundry room is in serviceable condition with no visible defects noted at the time of the inspection.

**Plumbing**

## Observations:

- The visible portions of the plumbing in the laundry room is in serviceable condition with no defects noted at the time of the inspection.

**Wall Condition**

Materials: Drywall walls noted. • Painted finish noted.

**Ceiling Condition**

Materials: There are drywall ceilings noted.

## Observations:

- The ceiling in the laundry room appeared to be in serviceable condition with no visible defects noted at the time of the inspection.

**Security Bars**

## Observations:

- No security bars are present in this room.

**Doors**

## Observations:

- There is a solid wood door with no major system safety or function concerns noted at time of inspection.

**Window Condition**

## Observations:

- There are no windows noted in the laundry room at the time of the inspection.

## Heat/AC

**Heating and Air conditioning:** The heating, ventilation, 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 test the heating and air conditioner, if the appropriate outdoor temperature is available, using the thermostat or other controls. **A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year.** Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

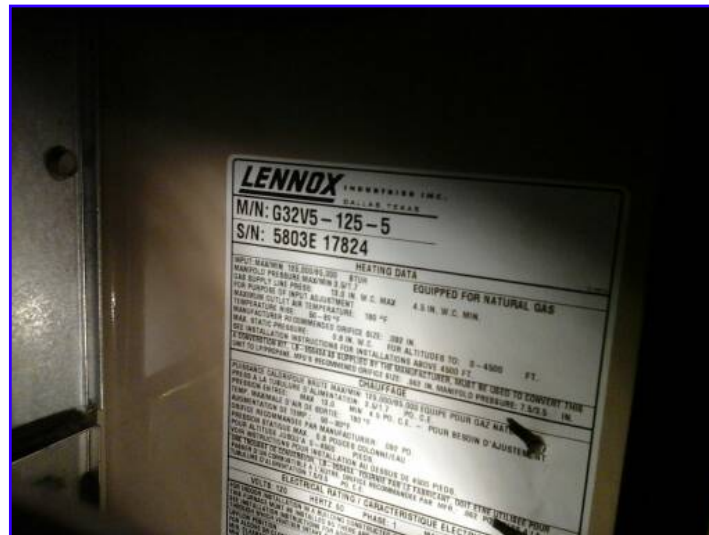
### Heater Condition

**Materials:** The furnace is located in the basement mechanical room.

**Materials:** Gas fired forced hot air.

**Observations:**

- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.



Furnace Mfg info, 125KBTU

### Heater Base

**Observations:**

- The heater base appears to be functional.

### Enclosure

**Observations:**

- Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

### Venting

**Observations:**

- Plastic - PVC vent noted.

### Gas Valves

**Observations:**

- Gas shut off valves were present and functional.



Gas shut off valve at top arrow, main furnace electric cut off switch at bottom arrow.

## Refrigerant Lines

Observations:

- No defects found.

## AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior North side of house.

Observations:

- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 16 degrees F.
- Annual HVAC service contract is recommended.
- *The exterior condensor is dirty and needs to be cleaned.*



5 Ton capacity compressor.



Clean pine needles and leaves from compressor housing.

## Air Supply

Observations:

- The return air supply system appears to be functional, although the vents need to be cleaned.





Clean return air registers.

## Registers

### Observations:

- The heat registers in the house appear to be in serviceable condition at the time of the inspection.

## Filters

Location: Located inside return air duct just prior to entering the furnace cabinet.

### Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Replace dirty filter. 20x25x5, MERV 10 or better.

## Thermostats

### Observations:

- There are 4 digital non programmable thermostat that each control a zone in the house. There is 1 located in the lowest level living room, 1 located next to the pantry on the main level of the house, 1 located in the East bedroom on the main level of the house, and 1 located in the upper level master bedroom.

## Water Heater

### Base

#### Observations:

- The water heater base is showing signs of slight corrosion and may be approaching the end of its useful life.



### Heater Enclosure

#### Observations:

- The water heater enclosure is functional.

### Combustion

#### Observations:

- The inspector could not fully inspect the combustion chamber due to the fact it is a closed combustion unit.

### Venting

#### Observations:

- The water heater is a power vent type unit with PVC venting that appears to be in serviceable condition at the time of the inspection.

### Water Heater Condition

Heater Type: Gas

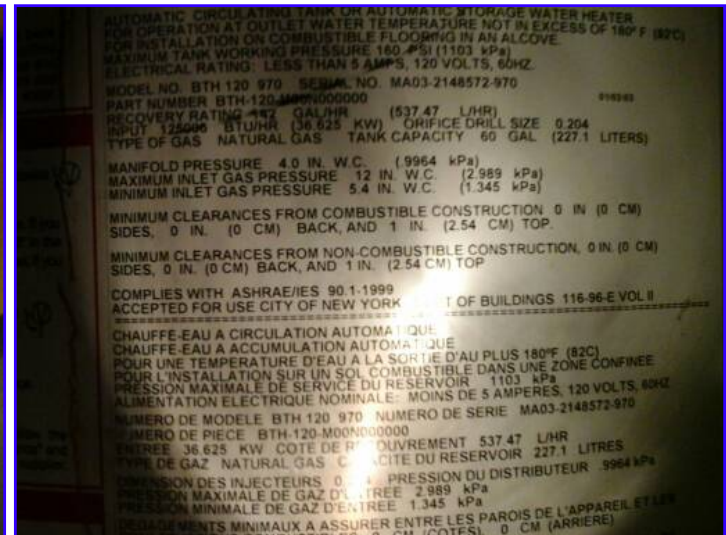
Location: The heater is located in the basement mechanical room.

#### Observations:

- Water temperature observed to be 120 degree F. This is satisfactory. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.



Hot water temperature.

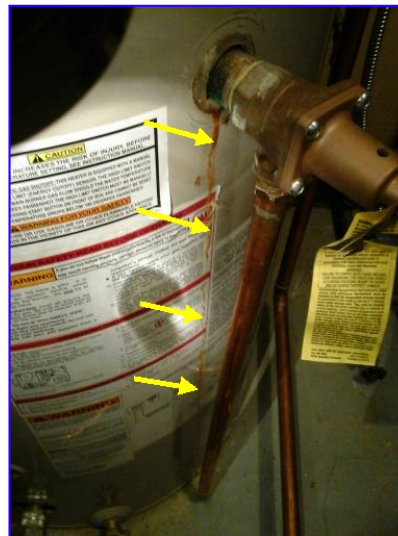


Water Heater Mfg info.

## TPRV

### Observations:

- A pressure & temperature relief valve & extension is present. There appears to be a small dry trail of rusty water from the pipe exiting the tank where the TPRV connects. This was not leaking at the time of inspection, however it maybe an indication of the condition of the inside of the tank.



Rusty drip line out of TPRV opening, dry at time of inspection.

## Number Of Gallons

### Observations:

- 60 gallons

## Gas Valve

### Observations:

- Appears functional.



Water heater main gas shut off valve.

## Plumbing

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.



Water Heater supply shut off valve.

## Overflow Condition

Materials: Copper

Observations:

- Appears to be in satisfactory condition at the time of the inspection.

## Strapping

Observations:

- *No strapping present. Current safety standards require two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.*



## Garage

Residential inspections only require including garages and carports that are physically attached to the house. House Detectives, Inc. chooses to also inspect a single detached garage by the same standard as an attached garage. They are not considered habitable, and conditions are reported accordingly. Additional garages, outbuildings, shops, and barns may be inspected for an additional fee upon agreement of the parties prior to the beginning of the inspection.

### Roof Condition

Materials: Roofing is the same as main structure. • Roofing was inspected by walking the roof.  
Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: Weather permitting, keep debris cleared from roof, particularly the valleys, to extend life of roof.

### Walls

Observations:

- Appeared satisfactory at the time of the inspection.

### Anchor Bolts

Observations:

- The anchor bolts were not visible, obscured by drywall.

### Floor Condition

Materials: Bare concrete floors noted.

Observations:

- There is a floor drain noted in the center of the garage floor. The size and location of the drain pit was not determined. Ask seller for details.

### Rafters & Ceiling

Observations:

- Engineered wood roof truss framing with plywood sheeting is noted.
- Limited review due to finished ceilings.
- No deficiencies observed at the visible portions of the roof structure.

### Electrical

Observations:

- The accessible receptacles were tested and found to be wired correctly.

### GFCI

Observations:

- GFCI in place and operational.

### 240 Volt

Observations:

- There are no 240 volt outlets visible in the garage at the time of the inspection.

### Exterior Door

Observations:

- Appeared functional at the time of the inspection.



**Garage Door Condition**

Materials: Two single 8' , wood panel, sectional roll-up doors.

Observations:

- No deficiencies observed at the time of the inspection.

**Garage Door Parts**

Observations:

- The garage doors appeared functional during the inspection.

**Garage Opener Status**

Observations:

- 1/2 hp chain drive openers are noted.
- The garage door opener is functional, safety features are built in.

**Garage Door's Reverse Status**

Observations:

- Eye beam system present and operating.

**Ventilation**

Observations:

- Under eave soffit inlet vents and ridge exhaust vent are noted.

**Vent Screens**

Observations:

- Vent screens noted as functional.

**Cabinets**

Observations:

- There are no permanent cabinets installed in the garage at the time of the inspection.

**Counters**

Observations:

- There are no counter tops installed in the garage at the time of the inspection.

**Wash Basin**

Observations:

- There is no wash basin installed in the garage at the time of the inspection.

## Electrical

**Electric:** Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that *most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years.* Therefore, if this home was built before 1994, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. *If your home has gas and does not have a carbon monoxide detector, we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.*

### Electrical Panel

Location: Main Disconnect in exterior panel box on North side of house.

Location: Located in the basement room next to mechanical room.

Observations:

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

### Main Amp Breaker

Observations:

- 200 amp to house, 100 Amp to garage.

### Breakers in off position

Observations:

- 0

### Cable Feeds

Observations:

- There is an underground service lateral noted.

### Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

### Fuses

Observations:

- The house utilizes breakers in the electrical system. There are no fuses present at the time of the inspection.

## Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof may void some manufacturer's warranties. Adequate attic ventilation, solar/wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for roof info). **Always ask the seller about the age and history of the roof.** On any roof that is over 5 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing gutters and downspouts, as well as a damming feature which may limit the size and amount of snow/ice sliding from the roof.

### Roof Condition

Materials: Roofing was inspected by walking the roof and binoculars. Due to the steep slope of portions of the roof, the North side of the roof was not entirely visible. If further inspection is desired, it is suggested to have a qualified roofing contractor inspect the roof prior to close.

Materials: Asphalt shingles noted.

Observations:

**• Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.**



Moss on North side of roof.



More moss on North side of roof.

### Flashing

Observations:

• The flashings on the roof were all in place and appeared to be in serviceable condition at the time of the inspection.

### Chimney

Observations:

**• Flue, crown and flashing not inspected due to roof pitch being too steep to gain access to view. Suggest having chimney inspected by a qualified chimney professional prior to close.**

**Sky Lights**

## Observations:

- There are no skylights present in the home at the time of the inspection.

**Gutter**

## Observations:

- No gutters or downspouts are installed on the house. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

## Attic

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. **Note that EVERY attic has mold to some extent. Mold is everywhere. Some attics have minor VISIBLE mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If you want testing for a potential mold concern, we suggest contacting a qualified professional mold measurement specialist who DOES NOT conduct mold remediation as a part of their business.** If the attic hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has less than thirty-six (36) inches of headroom; is restricted by ducts, or in which the insulation is undisturbed and obscures the joists, thereby making mobility hazardous, or damage to the structure likely. In which case, we will inspect the attic as best we can from the access point, with no comments or evaluations provided for the areas not readily viewed from the hatch area.

## Access

Observations:

- Scuttle Hole located in East bedroom closet.

## Structure

Observations:

- There is no attic in the upper level as the ceilings are all vaulted. No structural components or insulation was visible on the upper floor, and therefore is not included in this report. Attic over main floor East bedroom was inspected from access hole only, as limited space in attic prevented entry.

## Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

## Vent Screens

Observations:

- Vent screens noted as functional.

## Duct Work

Observations:

- None observed.

## Electrical

Observations:

- Most areas not accessible due to insulation.

## Attic Plumbing

Observations:

- PVC plumbing vent pipe appeared functional at the time of the inspection.

## **Insulation Condition**

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 14-16 inches in depth, for an R-Value of R-49 to R-56.

Observations:

- Insulation level in the attic is typical for homes this age.

## **Chimney**

Observations:

- Limited chimney review was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.



## Exterior Areas

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. There should be gutters and downspouts with splash blocks and extensions that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially **composition or hardboard siding must be closely monitored**. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. **Even modern composition siding and, especially trim, is particularly vulnerable to moisture damage. All seams must remain sealed, and paint must be applied periodically (especially the lower courses at ground level).** It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

## Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

## Window Condition

Observations:

- The house is fitted with Anderson wood frame windows. All windows appeared in satisfactory condition at time of inspection with no noted defects.

## Siding Condition

Materials: Cedar wood siding, wood frame construction, poured concrete foundation.

Observations:

- Some areas of the trim need minor prep and staining. Particularly the more difficult to access Southern and Western sides of the house. Suggest consulting with an insured professional painting contractor for a bid.

**• Firewood storage is too close to the home and may lead to insect or rodent damage. Move the firewood away from the house.**



Move firewood away from siding.

## Eaves & Facia

### Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

## Exterior Paint

### Observations:

- All exterior stained wood trim and siding surfaces should be annually examined and sealed, re-caulked and stained as needed.

## Stucco

### Observations:

- There is no stucco on the house at the time of the inspection.

## Foundation

### Slab Foundation

#### Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Floor drain observed in the mechanical room.
- Small visible area of uncovered basement mechanical room floor appeared satisfactory at the time of the inspection.

### Foundation Perimeter

#### Observations:

- No deficiencies or leaks were observed at the visible portions of the structural components of the home.
- Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry.

### Post and Girders

#### Observations:

- Support Material: Wood/Bearing Wall
- Beam Material: Wood
- No deficiencies were observed at the visible portions of the structural components of the home.

### Sub Flooring

#### Observations:

- Plywood sheathing sub floor.

### Anchor Bolts

#### Observations:

- The anchor bolts were not visible as they were obscured by drywall.

### Foundation Plumbing

#### Observations:

- 1 1/2 inch plastic reducing to 3/4" PEX. There is some 3/4" copper to the pressure tank and water heater.
- Poly Vinyl Chloride "PVC" waste and vent pipes noted.
- See photo for main water shut off valve location in mechanical room.
- Inspection of all areas of the drain pipes was not possible due to limited access/finished walls and ceilings to check for defects such as, but not limited to leaks, corrosion, improper workmanship, and damage.

## Grounds

### Driveway and Walkway Condition

Materials: Concrete driveway noted. • Gravel driveway noted. • Concrete sidewalk noted. • Rock walkway noted.

Observations:

• Concrete driveway appears new. Highly recommend sealing within one year to extend life and maintain appearance. There is one hairline crack in front of the South garage door that needs to be monitored for continual expansion.



There is one hairline crack in front of the South garage door that needs to be monitored for continual expansion.

### Grading

Observations:

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

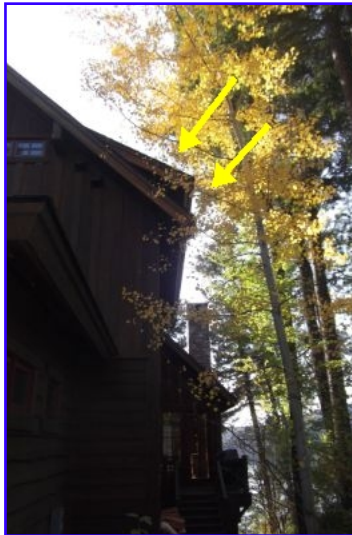
• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

### Vegetation Observations

Observations:

• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Keep branches trimmed back off of house.

## Patio and Porch Deck

### Observations:

- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.
- Covered concrete patio present at front entrance to the house. Slab appears to be in good condition for the age, and has proper slope away from house and foundation.



Cracked and missing grout around lower deck posts needs to be repaired.

## Stairs & Handrail

### Observations:

- There were no railings installed at the rock steps to the lake. This is a potential tripping hazard as the rocks are not symmetrical in height. Recommend installing protective railings. All other stairs and railings are in serviceable condition at the time of the inspection.





Uneven step heights, use caution.

## Grounds Electrical

Observations:

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

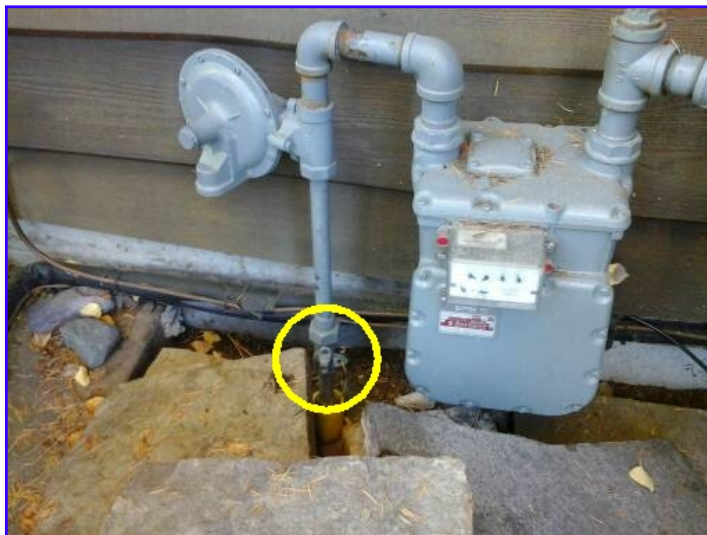
## GFCI

Observations:

- GFCI receptacles are present and in good condition.

## Main Gas Valve Condition

Materials: North side of house, in series with pipe coming out of ground.



Located on North side of house.

## Plumbing

Materials: Copper piping noted.

Observations:

- Septic system tank noted. Client is advised to seek the services of a specialist in evaluating this system prior to close.

## Water Pressure

Observations:

- 40 - 50 psi.



## Pressure Regulator

Observations:

- There is no pressure regulator noted at the time of the inspection.

## Exterior Faucet Condition

Location: Two on North side of house, one on East side of house, and one on South side of house.

Observations:

- The exterior water faucets were all functional and in serviceable condition of the time the inspection.

## Balcony

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be structurally sound with proper ledger board and joist attachment.
- MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.

## Fence Condition

Materials: Stone

Observations:

- The rock retaining wall on the West side of the house appeared serviceable at time of inspection, with no visible defects.

## Sprinklers

### Observations:

- Home is equipped with an underground sprinkler system, with the control panel being located in the basement mechanical room. The inspector recommends client consulting with home owner for operation instructions, and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

## Basement/Crawlspace

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector. We will attempt to access crawl spaces with less than ideal conditions when possible, however, we will not put ourselves at risk of injury.

### Walls

Materials: Combination fully finished basement and crawlspace.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Although there are no signs of water penetration we caution you to consider any basement or crawl space as wet until experience proves it dry.

### Insulation

Observations:

- Foundation walls in the crawl space have a properly installed roll insulation from the top of floor joist, to the crawlspace floor where visible. Appears to be an R-19 insulation. No evidence of past moisture was noted at the time of the inspection.

### Windows

Materials: Wood framed casement and fixed window noted in the daylight basement at the time of the inspection. • Wood framed fixed window noted.

Observations:

- Operated windows appeared functional at the time of the inspection.

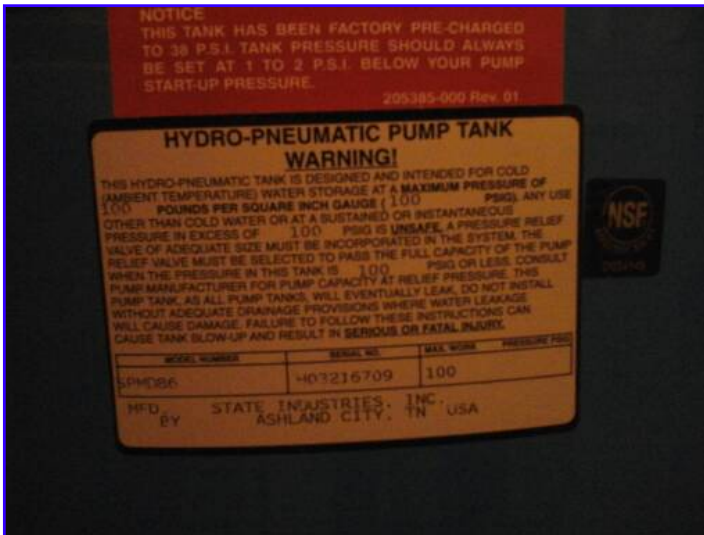
### Plumbing Materials

Materials: Floor drain observed in the mechanical room, but not tested for proper operation. • There is a pressure tank located in the basement mechanical room. The pressure switch is currently sat at 50 PSI, which should be sufficient for a house of this size. • There is an ultraviolet water purification filter system located in the crawl space. Inspector did not see the power light turned on and is unable to verify operation of the system. Suggest contacting a water purification specialist to analyze this system. • MONITOR: There is a combination sewage pump and lift station located in the basement mechanical room. This pump was operated and found to be functional at the time of the inspection. The life expectancy of these pumps is 3-7 years, depending on useage. This pump was installed in December of 2012 per the seller. • There is a septic tank warning system located in the basement mechanical room. This system will beep if there is a problem with the septic tank, provided that the system is functioning properly, and power is provided to it.

Observations:

- Copper, PEX, Galvanized, and PVC.





Pressure tank Mfg info.



Pressure switch set to 50 psi.



Water filter in crawl space Mfg info.



Main house water supply shut off valve in mechanical room.



Sewage grinder/pump in basement mechanical room.



Septic alarm in mechanical room.



## Basement Electric

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

## GFCI

Observations:

- GFCI in place and tested operational at the time of the inspection.

## Access

Materials: Crawlspace access hatch is located in the mechanical room in the daylight basement.

## Stairs

Observations:

- The stairs are covered with hardwood, and appeared to be in satisfactory condition at the time of the inspection.

## Railings

Observations:

- Railing lacks the proper return to wall that is required by current building standards, repair recommended for enhanced safety to occupants.

## Slab Floor

Observations:

- The basement slab floor was not visible due to finished floor coverings.

## Finished Floor

Observations:

- The finished flooring in the daylight basement appeared to be in serviceable condition at the time of the inspection.

## Sump Pump

Observations:

- There is no sump pump installed in the daylight basement at the time of the inspection.

## Framing

Observations:

- Not fully visible for inspection due to finished ceilings and walls.

## Subfloor

Observations:

- Not fully visible for inspection due to finished ceilings. The visible portions consist of plywood type material, and appeared to be in serviceable condition at the time of the inspection.

## Columns

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

**Piers**

## Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

**Basement/Crawlspace Ductwork**

## Observations:

- The visible ductwork in the crawl space and basement appeared to be in serviceable condition at the time of the inspection with no visible defects noted.

## Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know
	X		

1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

Yes	No	N/A	Don't Know
			X

2. Is the house anchored or bolted to the foundation?

Yes	No	N/A	Don't Know
			X

3. If the house has cripple walls:

a. Are the exterior cripple walls braced?

Yes	No	N/A	Don't Know
			X

b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

Yes	No	N/A	Don't Know
			X

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

Yes	No	N/A	Don't Know
			X

5. If the house is built on a hillside:

a. Are the exterior tall foundation walls braced?

Yes	No	N/A	Don't Know
			X

b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

Yes	No	N/A	Don't Know
			X

6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

Yes	No	N/A	Don't Know
		X	

7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know
		X

8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

Yes	No	Don't Know
		X

9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

\_\_\_\_\_  
(Seller)

\_\_\_\_\_  
(Seller)

\_\_\_\_\_  
Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

\_\_\_\_\_  
(Buyer)

\_\_\_\_\_  
(Buyer)

\_\_\_\_\_  
Date

## Property Inspection Report Summary

**Interior Areas**

Page 5	Fireplace	<ul style="list-style-type: none"> <li>• <i>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>).</i></li> </ul>
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**Bathroom**

Page 10	Shower Walls	<ul style="list-style-type: none"> <li>• <i>Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.</i></li> </ul>
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**Heat/AC**

Page 19	AC Compress Condition	<ul style="list-style-type: none"> <li>• <i>The exterior condensor is dirty and needs to be cleaned.</i></li> </ul>
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**Water Heater**

Page 24	Strapping	<ul style="list-style-type: none"> <li>• <i>No strapping present. Current safety standards require two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.</i></li> </ul>
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**Roof**

Page 28	Roof Condition	<ul style="list-style-type: none"> <li>• <i>Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <a href="http://bryophytes.science.oregonstate.edu/page24.htm">http://bryophytes.science.oregonstate.edu/page24.htm</a>.</i></li> </ul>
Page 28	Chimney	<ul style="list-style-type: none"> <li>• <i>Flue, crown and flashing not inspected due to roof pitch being too steep to gain access to view. Suggest having chimney inspected by a qualified chimney professional prior to close.</i></li> </ul>

**Exterior Areas**

Page 32	Siding Condition	<ul style="list-style-type: none"> <li>• <i>Firewood storage is too close to the home and may lead to insect or rodent damage. Move the firewood away from the house.</i></li> </ul>
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