

# Pacific Pro Home Inspection

PO Box 563  
Port Orford OR 97465-0563  
Inspector: Jeffrey McVannel



## Property Inspection Report

Client(s): **Larry Rimes**  
Property address: **225 19th St. Port Orford**  
Inspection date: **Tuesday, June 10, 2014**









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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

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### General Information

Report number: 00177

**Time started:** 10:30

**Present during inspection:** Property owner

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Dry (no rain)

**Temperature during inspection:** Warm

**Inspection fee:** 350

**Buildings inspected:** One house, One detached garage



**Age of main building:** 1890

**Source for main building age:** Property owner

**Front of building faces:** South

**Main entrance faces:** South

**Occupied:** Yes

1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

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

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

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

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Site profile:** Minor slope

**Condition of driveway:** Appeared serviceable

**Driveway material:** Gravel

**Condition of sidewalks and/or patios:** Appeared serviceable

**Sidewalk material:** Poured in place concrete

**Condition of deck, patio and/or porch covers:** Appeared serviceable



**Deck, patio, porch cover material and type:** Open, Covered (Refer to Roof section)partial poarch roof on front poarch

**Condition of decks, porches and/or balconies:** Appeared serviceable

**Deck, porch and/or balcony material:** Wood

**Condition of stairs, handrails and guardrails:** Appeared serviceable


**Exterior stair material:** Wood

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



**Photo 2-1**  
No hand grab on four riser stairs.


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3)  Significant amounts of standing water or evidence of past accumulated water were found at one or more locations in the yard or landscaped areas, and no drain was visible. If evidence of past water was found (e.g. silt accumulation or staining), monitor these areas in the future during periods of heavy rain. If standing water exists, recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil.



**Photo 3-1**

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4)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.



## Photo 4-1

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## Exterior and Foundation

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Wood


**Condition of foundation and footings:** Appeared serviceable

**Apparent foundation type:** Crawl space

**Foundation/stem wall material:** Concrete block

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

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5)  Moderate cracks (1/8 inch - 3/4 inch) and/or leaning were found in the foundation. This may be a structural concern or an indication that settlement is ongoing. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for such repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and the cause of the settlement
- Structural engineers who determine if repairs are necessary, and prescribe those repairs


At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.



**Photo 5-1**  
Crack in cinder block stem wall.



**Photo 5-2**  
Poor workmanship in laying block foundation

6)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



**Photo 6-1**  
Crawl space access door in contact with ground. Wood to ground contact creates an environment conducive to wood destroying organisms.



**Photo 6-2**  
Brush growing against siding.



**Photo 6-3**  
Blackberries growing under siding.



**Photo 6-4**  
Vegetation against siding

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## **Crawl Space**

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.


**Crawl space inspection method:** Partially traversed

**Condition of floor substructure above:** Appeared serviceable

**Pier or support post material:** Wood

**Beam material:** Solid wood


**Floor structure above:** Solid wood joists  
**Condition of insulation underneath floor above:** Appeared serviceable  
**Insulation material underneath floor above:** Fiberglass roll or batt  
**Condition of vapor barrier:** Appeared serviceable  
**Vapor barrier present:** Yes, Full  
**Condition of crawl space ventilation:** Appeared serviceable  
**Ventilation type:** with vents

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

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Viewed from ground with binoculars  
**Condition of roof surface material:** Near, at or beyond service life  
**Roof surface material:** Wood shakes or shingles  
**Roof type:** Gable, Hipped  
**Apparent number of layers of roof surface material:** Multiple  
**Condition of exposed flashings:** Near, at or beyond service life  
**Condition of gutters, downspouts and extensions:** Appeared serviceable

8)  The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."


9)  Many wood shakes or shingles were deteriorated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing or fastening shakes or shingles, or installing flashing.



Photo 9-1



10)  One or more roof flashings were corroded. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.




Photo 10-1

11)  Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

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



Photo 11-1

12)  The roof structure below the shingles or shakes was "skip sheathed," where boards (typically 1x4 inches or 1x6 inches) with wide gaps between them were installed below the shingles, instead of plywood or oriented strand board (OSB) sheathing. Skip sheathing is commonly done with wood shake or shingle surfaces. The client should be aware that if a new composition shingle roof is installed, all existing layers of roofing materials will need to be removed, and continuous sheathing such as plywood or OSB will need to be installed before installing the shingles. This is a significant additional expense.

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Viewed from hatch(es)

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling joists

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable


**Ceiling insulation material:** Fiberglass roll or batt

**Approximate attic insulation R value (may vary in areas):** R-30

**Vapor retarder:** Installed

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Gable end vents, Through skip sheathing

13)  One or more attic access hatches or doors were too small to allow easy access. Such hatches should be at least 22 x 30 inches in size, and in safely accessed areas. Recommend that a qualified person modify attic access points per standard building practices.

## **Garage or Carport**

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Detached


**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Condition of garage floor:** Appeared serviceable

**Condition of garage interior:** Appeared serviceable

**Garage ventilation:** Exists

14)  The attic access hatch in the garage was blocked by a vehicle or stored items. The inspector was unable to enter, view or traverse the attic space over the garage. This area is excluded from this inspection.



**Photo 14-1**  
Garage.

## **garage exterior and foundation**

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Wood

**Condition of foundation and footings:** Appeared serviceable

**Apparent foundation type:** Concrete garage slab

**Foundation/stem wall material:** Poured in place concrete

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



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## garage roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Viewed from eaves on ladder

**Condition of roof surface material:** Appeared serviceable


**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Appeared serviceable

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- 15)  Some composition shingles were damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

Area on west side where shingles have lifted



**Photo 15-1**

Raised area of composition shingles on garage roof.

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- 16)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 16-1

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Overhead

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 200

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** 200

**System ground:** Ground rod(s) in soil

**Condition of main service panel:** Appeared serviceable

**Condition of sub-panel(s):** Appeared serviceable

**Location of main service panel #A:** kitchen

**Location of sub-panel #C:** Garage

**Location of main disconnect:** At main disconnect panel outside

**Condition of branch circuit wiring:** Serviceable

**Branch circuit wiring type:** Non-metallic sheathed




**Solid strand aluminum branch circuit wiring present:** None visible

**Ground fault circuit interrupter (GFCI) protection present:** Yes

**Arc fault circuit interrupter (AFCI) protection present:** No




**Smoke alarms installed:** Yes, but not tested

**Carbon monoxide alarms installed:** Yes, but not tested

17)    Neutral and ground wires did not appear to be bonded together at the main service panel. In the main service panel, neutrals and grounds should be connected (bonded) to each other and to the metal panel housing. This is a safety hazard for shock. Recommend that a qualified electrician evaluate and repair per standard building practices.



**Photo 17-1**  
Main Electrical panel

**18)**    One electric receptacle (outlet) at the bathroom had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

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

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

Bathroom lower receptacle not gfci and is within 6 feet of sink.



**Photo 18-1**



**19)**   Neutral and equipment ground wires were bonded (connected) at sub-panel(s) # C. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices. For more information, visit:  
<http://www.reporthost.com/?SUBGRND>



Photo 19-1







20)   One receptacle (outlet) in the garage was broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.



Photo 20-1

21)   One bathroom GFCI receptacle was incorrectly wired with an open neutral. Recommend that a qualified electrician repair as necessary.

22)   One or more "plug-in" type carbon monoxide alarms were found. Because such CO alarms can be easily removed, recommend that the client verify that CO alarms haven't been removed upon taking occupancy. If removed, then recommend installing new CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. Note that some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. For more information, visit:  
<http://www.reporhost.com/?COALRM>


## Plumbing / Fuel Systems

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable


**Water service:** Public  
**Water pressure (psi):** 80psi  
**Location of main water shut-off:** Building exterior at water meter. In other words there isn't one visible in or on the house.  
**Condition of supply lines:** Appeared serviceable  
**Supply pipe material:** PVC plastic  
**Condition of drain pipes:** Appeared serviceable  
**Drain pipe material:** Plastic  
**Condition of waste lines:** Appeared serviceable  
**Waste pipe material:** Plastic  
**Vent pipe condition:** Appeared serviceable  
**Vent pipe material:** Plastic  
**Condition of fuel system:** Appeared serviceable  
**Visible fuel storage systems:** propane tank  
**Location of main fuel shut-off valve:** At propane tank

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23)  The propane tank's filling connection and/or liquid level gauge were located less than 10 feet from a source of ignition (e.g. clothes dryer vent, water heater or furnace exhaust, heat pump or AC compressor unit, intake to direct vent appliance, electric receptacle). This is a potential explosion or fire hazard. Recommend that a qualified contractor make modifications per standard building practices to eliminate this hazard. For example, by moving the tank or the source of ignition.




**Photo 23-1**  
Dryer vent clogged and directly above propane tank.


24)  The pressure regulator for the gas service was too close to an opening into the building. Small amounts of gas can vent from regulators from time to time, so regulators should be located at least 3 feet from building openings, although this distance varies depending on the municipality. This is a potential explosion and fire hazard. Recommend that a qualified contractor repair as necessary. For example, by installing a pipe extension onto the regulator.



**Photo 24-1**  
Propane tank against house

within three feet of opening and directly below dryer vent.

25)  There was no pipe insulation on the pipes as viewed from the crawl space. Recommend replacing or installing insulation on pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.

26)  The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Electricity

**Estimated age:** 2011

**Capacity (in gallons):** 40

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Closet

**Hot water temperature tested:** Yes

**Water temperature (degrees Fahrenheit):** 120

## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers, Elements in floor or ceiling

**Last service date of primary heat source:** ?

**Condition of forced air heating/(cooling) system:** Appeared serviceable

**Forced air heating system fuel type:** Electric

**Location of forced air furnace:** Closet

**Forced air system capacity in BTUs or kilowatts:** 9.5kw

**Condition of furnace filters:** Required replacement



**Condition of forced air ducts and registers:** Appeared serviceable

**Condition of cooling system and/or heat pump:** Not determined not hooked up

**Cooling system and/or heat pump fuel type:** Electric

**Type:** Heat pump

**Condition of controls:** Appeared serviceable

27)   The heat pump or air conditioner condensing unit was not fully evaluated because it was not hooked up. The existing air handler was hooked up to operate as an forced air furnace only. Recommend that a full evaluation be made by a qualified person when

conditions have been corrected so the system is operable. Note that the inspector does not operate or replace overcurrent protection devices, or operate any controls other than normal controls (thermostat).



Photo 27-1

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## **Kitchen**

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** Appeared serviceable

**Condition of dishwasher:** Appeared serviceable

**Condition of range, cooktop or oven:** Appeared serviceable

**Range, cooktop or oven type:** Propane

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

**Condition of refrigerator:** Appeared serviceable

**Condition of built-in microwave oven:** Appeared serviceable

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28)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 28-1



Photo 28-2

## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Full bath, first floor

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Appeared serviceable

**Condition of shower(s) and related plumbing:** Appeared serviceable

**Condition of ventilation systems:** Appeared serviceable

**Bathroom and laundry ventilation type:** with timer(s)

**Gas supply for laundry equipment present:** No

**240 volt receptacle for laundry equipment present:** Yes

## **Interior, Doors and Windows**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Fiberglass or vinyl

**Condition of interior doors:** Appeared serviceable

**Condition of windows and skylights:** Appeared serviceable

**Type(s) of windows:** Vinyl, Single-hung

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Carpet, Wood or wood products, Tile

**Condition of stairs, handrails and guardrails:** Appeared serviceable



29)   One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.





Photo 29-1

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