

Pacific Pro Home Inspection

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



Property Inspection Report

Client(s): **Summers**

Property address: **Urban**








Inspection date: **Sunday, June 29, 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:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

General Information

Report number: 00179
Time started: 1pm
Present during inspection: no
Client present for discussion at end of inspection: No
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Warm
Inspection fee: N/A
Payment method: N/A
Buildings inspected: One house
Source for main building age: Inspector's estimate 1940
Front of building faces: West
Main entrance faces: North
Occupied: No

1)  Evidence of rodent infestation was found in the form of feces in the attic. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

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

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

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



Photo 1-1

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: Moderate slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Near, at or beyond service life Steps to front door deteriorated

Sidewalk material: Poured in place concrete

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


Deck, patio, porch cover material and type: Covered (Refer to Roof section)

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)  Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit:

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

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

3)  Handrails or grabs at the front flight 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.

4)  Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalk. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

5)  Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit:

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




Photo 5-1

Wood in contact with soil and no hand grab for the stairs.



Photo 5-2

Siding in contact with soil

6)  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 6-1**

Old retaining wall failing. Client should verify existence of perimeter drain with owner.

**Photo 6-2**

Grade sloping toward foundation.

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, Garage below

Foundation/stem wall material: Poured in place concrete

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

7)  Flashing at one or more locations was missing. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.

8)  One or more windows or doors were installed with no "drip cap" or "Z" flashings installed above them. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.


9)  Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.



Photo 9-1

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: Viewed from hatch(es)

Condition of floor substructure above: Appeared serviceable

Beam material: Solid wood


Floor structure above: Solid wood joists


Condition of insulation underneath floor above: Not applicable, none installed

Condition of vapor barrier: Appeared serviceable

Vapor barrier present: Yes

Ventilation type: without vents

10)  Ventilation for the crawl space was substandard. There were no vents visible. This can result in high levels of moisture in the crawl space and is a conducive condition for wood-destroying organisms. One square foot of vent area should be installed for 150 square feet of crawl space. Vents should be evenly distributed and within a few feet of corners to promote air circulation. Recommend that a qualified contractor install or improve venting per standard building practices.

11)  No insulation was installed under the floor above the crawl space, unheated basement. Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.

Basement

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 also excluded from this inspection. Note that 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 basement in the future. Access to the basement 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 does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Exterior door material: Wood


Condition of floor substructure above: Appeared serviceable


Pier or support post material: Concrete


Beam material: Solid wood


Floor structure above: Solid wood joists


Condition of insulation underneath floor above: Not applicable, none installed

12)  Risers for stairs at one or more locations were higher than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

13)  Treads for stairs at one or more locations were less than 10 inches deep and pose a fall or trip hazard. Stair treads should be at least 10 inches deep. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

14)  The risers for stairs at one or more locations varied in height and pose a fall or trip hazard. The threshold at the top of these basement stairs was loose and much higher than the others. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

15)  Handrails at one or more flights of stairs were not continuous or did not extend the full length of the stairs. This is a potential fall hazard. Handrails should be continuous for the entire length of the stairs. Recommend that a qualified contractor replace or repair handrails per standard building practices.

16)  One or more handrails had no "returns" installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.

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: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Condition of gutters, downspouts and extensions: Missing



17)  Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.



Photo 17-1

18)  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>

19)



Photo 19-1

Missing a shingle here.

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: Partially traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass roll or batt Only partially covered

Approximate attic insulation R value (may vary in areas): N/A, none visible, R-13

Vermiculite insulation present: Not determined

Vapor retarder: None


20)  Loose cables and two open electrical receptacles (one near hatch) are an safety issue.



Photo 20-1

Electrical cables not secured in attic to joists.




Photo 20-2

Open electrical receptacle in attic.




Photo 20-3

Open electrical receptacle close to attic access door. This is a safety issue.

21)  The roof structure, or one or more sections of it, had no visible venting. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices

require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and install vents per standard building practices.

22)  The ceiling insulation in one or more areas of the attic was missing, substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Garage or Carport

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

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Wood

Condition of garage vehicle door(s): Appeared serviceable


Type of garage vehicle door: Swinging

Number of vehicle doors: 2

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: None visible

23)  The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

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

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: Cold water supply pipes



Condition of main service panel: Appeared serviceable



Location of main service panel #A: Bedroom

Location of main disconnect: Breaker at top of main service panel

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

24)   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.

25)   One modern, 3-slot electric receptacles (outlet) was found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

26)   Smoke alarms were missing from one or more bedrooms, in the attached garage. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:
<http://www.reporthost.com/?SMKALRM>

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: Garage, Basement

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

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

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: 1999


Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Location of water heater: Garage, Basement

Hot water temperature tested: No

27)   The water heater did not have earthquake straps or struts installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person install earthquake straps or struts as necessary and per standard building practices.

28)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

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, Furnace

General heating distribution type(s): Ducts and registers

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: Garage, Basement



Forced air system capacity in BTUs or kilowatts: 15kw

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): Inside air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of controls: Appeared serviceable

29)   The estimated useful life for most forced air furnaces is 15-20 years. The inspector was unable to determine the age of the furnace. Be aware that this furnace may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the furnace's age (ask property owner or service technician), and budgeting for a replacement if necessary.

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: Electric


Type of ventilation: None visible

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

30)  The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

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

31)  An exhaust hood was installed over the cook top or range, but the fan recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles at the front of the hood not being installed, or a problem with the duct. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

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 bathtubs and related plumbing: Appeared serviceable

Bathroom and laundry ventilation type: Windows

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: Wood, Sliding glass

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

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

Condition of walls and ceilings: Appeared serviceable


Wall type or covering: Drywall


Ceiling type or covering: Wood

Condition of flooring: Appeared serviceable

Flooring type or covering: Wood, Wool Carpet, and Stone

Condition of stairs, handrails and guardrails: See Safety issue comments on stairs in basement section of this report.

32)  One or more sections of ceilings were sagging. This can be caused by different things (e.g. loose drywall or plaster, floor or ceiling joists sagging, floor or ceiling joists installed with the crown down). Recommend that a qualified contractor evaluate and repair as necessary.

33)  The slider exterior door had minor damage at the bottom inside. Although serviceable, the client may wish to repair or replace such doors for appearances' sake. The threshold was missing also.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: Yes

Visible evidence of past wood-destroying insects: Yes

Visible evidence of past wood decay fungi: Yes

Visible evidence of damage by wood-destroying insects: Yesrot in eaves

Visible evidence of damage by wood decay fungi: YesFungus at eaves

Visible evidence of conditions conducive to wood-destroying organisms: Yes


34)  Because of apparent cosmetic damage at location(s) #, recommend that a qualified contractor evaluate and repair as necessary. All wood significantly damaged by wood-destroying insects or fungal rot should be replaced or removed.



Photo 34-1
Insect holes in wood.




Photo 34-2
Rot and small insect holes on rafter tail.

**Photo 34-3**

A white fuzzy growth on underside of roof sheathing

**Photo 34-4**

Rot at roof sheathing.

35)  Evidence of past infestation of unspecified wood-destroying insects was found at eave locations in the form of holes in wood with . Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

SCOPE AND LIMITATIONS OF THIS INSPECTION

This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. The following locations are considered inaccessible due to limited height and excluded from this inspection unless otherwise stated:

Crawl space areas less than 18 inches in height

Attic spaces less than 5 feet in height

Spaces under outdoor decks less than 5 feet high

Observation includes operation of the systems or components by means of the normal user controls. Dismantling of equipment, and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

Items not Included

Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;

Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);

Noise pollution or air quality in the area;

Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;

Engineering level evaluations on any topic;

Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);

Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;

Any repairs which relate to some standard of interior decorating;

Cracked heat exchangers or similar devices in furnaces;

Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection.

Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;

Washers and dryers;

Circuit breaker operation;

Specialty evaluations such as private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;

Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings, underground utilities, and systems and chimney flues;

Evaluations involving destructive testing;

Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;

Design problems and adequacy or operational capacity, quality or suitability;

Fireplace drafting;

To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection;

Any evaluation which would involve scraping paint or other wall coverings;

Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);

Legal description of property such as boundaries, egress/ingress, etc.;

Quality of materials;

Conformance with plan specifications or manufacturers specifications;

Flood conditions or plains;

Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

As a part of our service, we sometimes provide approximate, cost of repair estimates for particular items. These estimates should be considered as background information only. It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. Our estimates should be used only as guidelines. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s). It is a conflict of interest for All Point Home Inspections to recommend any specific contractor.

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

Disclaimer

In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR, A PRE-CLOSING WALK-THROUGH BY THE CLIENT.

THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO ALL POINT HOME INSPECTIONS. Your default report footer here...