

# All Point Home Inspections

Serving Kitsap, Mason, Jefferson and King Counties.

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WSDA Certified structural pest inspector #63467

InterNACHI Member #NACHI04012337



## Full General Home Inspection and Structural Pest Inspection WA State Dept. Agriculture ICN#00000000

Client(s): **Valued Client**

Property address: **Anytown, USA**

Inspection date: **5/28/2012**

This report published on Sunday, June 03, 2012 10:15:23 PM PDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

WAC 16-228-2045 requires that a diagram be prepared for WDO (Wood Destroying Organism) inspection reports. A copy is available upon request.

For information on follow-up inspections, please see the bottom section of this report.

Thank you for choosing All Point Home Inspections. We've made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call us. If you are satisfied, please tell your friends about us.

This inspection complies with the [American Society of Home Inspectors' \(ASHI\) Standards of Practice](#) and the [National Association of Home Inspectors' \(NAHI\) Standards of Practice](#). This report is intended to identify major defects within a structure that significantly affect its habitability or that cost in excess of \$500 to repair, although minor defects may be noted in the report. Cosmetic items such as damaged molding, trim, doors, cabinets, interior

paint or carpet are generally excluded from this report.








Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

Areas of the property that are excluded due to lack of access are vulnerable to infestation and damage from wood destroying insects and organisms.

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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 risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction only involves a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

## **Wood Destroying Organism Concerns**

Concerns relating to wood destroying organisms are shown as follows:

	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

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## **General Information**

Report number: 20120528-1

Time started: 10:00 AM

Time finished: 12:30 PM

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain), Rain

Temperature during inspection: Cool

Ground condition: Damp

Recent weather: Rain

Overnight temperature: Cool



Inspection fee: \$395

Payment method: Cash

Type of building: Single family

Buildings inspected: One house  
Age of main building: 1978  
Source for main building age: Client, Municipal records or property listing  
Front of building faces: West  
Main entrance faces: West  
Occupied: Yes

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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.epa.gov>

<http://www.cpsc.gov>

<http://www.cdc.gov>

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2)  Evidence of rodent infestation was found in the form of feces in the garage. 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.cdc.gov/rodents/prevent\\_infestations/seal\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/seal_up.html)

[http://www.cdc.gov/rodents/prevent\\_infestations/trap\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/trap_up.html)


[http://www.cdc.gov/rodents/prevent\\_infestations/clean\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/clean_up.html)



Photo 21

Mouse feces in garage by water heater.

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3)  Some areas and items at this property were obscured by furniture, stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

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## **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.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Plastic

Condition of retaining walls: Appeared serviceable

Retaining wall material: Rock

Site profile: Moderate slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

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

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)

Exterior stair material: Wood, Concrete






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- 4)    Stairs built from landscaping timbers were rotten. This is a potential fall hazard. Recommend replacing rotten timbers.



Photo 8

Rotten landscaping timbers used for back yard steps.

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- 5)   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.





- 6)   Guardrails at one or more locations with drop-offs higher than 30 inches were missing or had gaps wider than 4". This is a potential fall hazard. At a minimum, the client should be aware of this hazard. If concerned, have a qualified contractor install and/or repair guardrails per standard building practices where walking surfaces are more than 30 inches above the surrounding grade or surfaces below.



Photo 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.

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: Finished basement

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Not determined (inaccessible or obscured)

Anchor bolts or hold downs for seismic reinforcement: Not determined (inaccessible or obscured)

Shear panels for seismic reinforcement: Not determined (inaccessible or obscured)

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## **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  
Apparent number of layers of roof surface material: One  
Condition of exposed flashings: Appeared serviceable  
Condition of gutters, downspouts and extensions: Appeared serviceable  
Gutter and downspout material: Metal  
Gutter and downspout installation: Full

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## **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)

Location of attic access point #A: Bedroom closet

Attic access points that were opened and viewed, traversed or partially traversed: A

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

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

Ceiling insulation material: Fiberglass loose fill, Silva wool (fire-resistant cedar shavings)

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

Condition of roof ventilation: Required repair, replacement and/or evaluation (see comments below)

Roof ventilation type: Ridge vent(s), Gable end vents, Open soffit vents

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7)  The roof structure had three types of ventilation openings; soffit, gable end, and ridge vents. Standard building practices call for venting to be installed at the lowest and highest points of a roof structure, with equal amounts of venting divided between them. This promotes airflow, drawing cool air in from below and exhausting warm and potentially moist air out through the top. Usually this is done with soffit vents, plus ridge OR gable end vents. When both ridge and gable end vents are installed, then cool air can be drawn in from the gable end vents instead of the soffit vents, leaving stagnant air at the lower sections of the attic or roof structure. Moisture from condensation can accumulate where the stagnant air is, and can be a conducive condition for wood-destroying organisms. Temperatures can also be elevated where the stagnant air is, and result in reduced life of roof surface materials and/or increased cooling costs. Consult with a qualified contractor who has a good understanding of roof ventilation systems, and that repairs be made per standard building practices. In some cases, the gable end vents simply need to be blocked off.



Photo 10  
Gable end vent.



Photo 23  
Continuous ridge vent.



Photo 29  
Slot for continuous ridge vent, viewed from  
attic.

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8) **i** All attic areas and roof structures more than 10 feet from attic access point(s) #A were inaccessible due to possible damage to insulation if traversed, lack of permanent walkways, limited height. These areas were not evaluated and are excluded from the inspection.

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9) **i** The ceiling insulation appeared to be rated at approximately R-30, using loose fill fiberglass over a thin layer of silva wool. Today's standard for this area is R-38. Depending on future heating bills, the client may wish to upgrade to R-38.



Photo 30  
Silva wool insulation below newer loose fill  
fiberglass insulation in attic.

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## **Garage or Carport**

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

Type: Attached, Garage

Condition of garage: Required repair, replacement and/or evaluation (see comments below)

Type of door between garage and house: Solid core, Wood

Condition of garage vehicle door(s): Required repair, replacement and/or evaluation (see comments below)

Type of garage vehicle door: Sectional

Number of vehicle doors: 2

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists

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10)  The water heater in the garage was installed so sources of spark were less than 18 inches above the floor. This is a potential fire or explosion hazard. Such appliances should be installed so that open flames or sources of spark are located at least 18 inches above the floor. This minimizes the chance of explosion or fire from fuel vapors from vehicles or storage containers. Recommend that a qualified contractor repair per standard building practices. For example, by installing a pedestal. If the water heater is replaced soon, installing one then would be a convenient time to do it.



Photo 20  
No 18" pedestal for water heater located in garage.

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11)  Weatherstripping around or at the base of the door between the garage and the house was missing. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.



Photo 12  
Weatherstrip missing from garage-house door.

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12)  One or more extension springs supporting garage vehicle door springs had no safety containment cables installed. These cables prevent injury to people located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install cables where missing per standard building practices. For more information, visit:

<http://www.cpsc.gov/cpsc/pub/pubs/523.html>





Photo 13


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- 13)  The wall-mounted control for one or more automatic garage vehicle door openers was less than 5 feet off the floor, or within reach of children. This is a safety hazard. Children should not be able to operate automatic garage vehicle door openers. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children. For more information on garage door safety issues, visit: <http://www.cpsc.gov/cpscpub/pubs/523.html>



Photo 15


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- 14)  Hardware such as brackets, hangers, rollers and/or fasteners on one or more garage vehicle doors was loose. A qualified person should repair as necessary.



Photo 16

Nuts loose on vehicle door hinges.

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## 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 detectors is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide detectors 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): Not applicable, no single main disconnect

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Condition of sub: Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Basement

Location of sub-panel #B: Building exterior

Location of main disconnect: Top bank of breakers in main service panel (split bus)

Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)




Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

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15)    Panel(s) #B had circuit breakers manufactured by the Zinsco company. These circuit breakers have a history of problems including not tripping under normal overload conditions and appearing to be tripped when they're not. This is a potential safety hazard for shock and/or fire. Recommend that a qualified electrician carefully evaluate all panels with Zinsco brand circuit breakers and make repairs as necessary. Consider replacing panels with Zinsco brand circuit breakers with modern panels that offer more flexibility for new, safer protective technologies like arc fault circuit interrupters (AFCIs). For more information, visit:

<http://www.inspect-ny.com/electric/Zinsco.htm>

<http://www.google.com/search?q=zinsco+safety>



Photo 4  
Zinsco breakers used at heat pump disconnect panel.

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16)    One or more clamps that secure the electric service's grounding electrode conductor(s) to a grounding rod were loose. Grounding may be substandard as a result and may be a safety hazard for shock. Recommend that a qualified electrician repair as necessary. For example, by tightening clamps.



Photo 9  
Loose clamp on ground rod.

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17)   Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

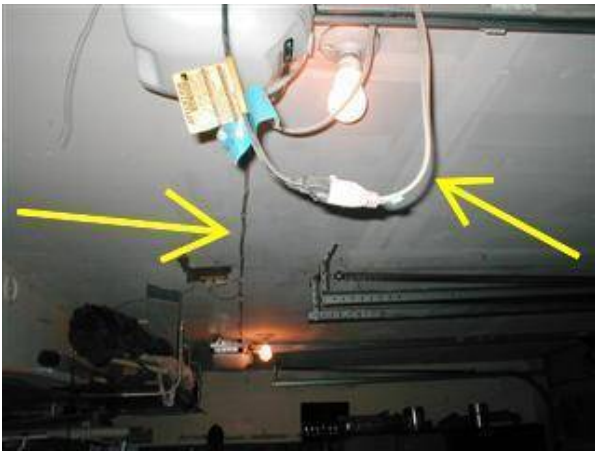


Photo 14  
Extension cords used for vehicle door automatic openers.


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- 18)  The inspector was unable to open and evaluate panel(s) #B because the wooden enclosure prohibited removal of the screw that secured the cover. These panel(s) are excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.



Photo 5  
Wooden enclosure prohibited removal of subpanel cover.


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- 19)  A "split bus" panel was installed as a main service panel. On such panels there is no single main disconnect switch to turn the power off. Instead, all breakers labeled "main" or "sub-main" (usually those on the upper half of the panel) must be turned off to turn all power off. These panels are common, but are no longer installed. The client should familiarize themselves with the operation of this panel and the procedure for turning all the power off in the event of an emergency. Consult with an electrician if necessary. Please see any other comments in this report related to the panel's legend.



Photo 24  
Split bus main service panel.

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## **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

Location of main water meter: By street

Location of main water shut-off: Garage

Water service: Public

Water pressure (psi): 97

Service pipe material: Not determined (inaccessible or obscured)

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper, PEX plastic

Condition of drain pipes: Required repair, replacement and/or evaluation (see comments below)

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Not determined (inaccessible or obscured)

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: No

Sewage ejector pump installed: No

Visible fuel storage systems: None visible

Location of main fuel shut-off valve: Not applicable

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20) 🚰 🛠️ One or more hose bibs (outside faucets) were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:

<http://www.google.com/search?q=why+hose+bib+backflow+preventor>



Photo 3

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21)   Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

For more information visit:

<http://www.epa.gov/safewater/lead>

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22)  The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI . Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.



Photo 2

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23)  Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

<http://www.google.com/search?q=private+septic+systems>

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## **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: Required repair, replacement and/or evaluation (see comments below)

Type: Tank

Energy source: Electricity

Estimated age: 1977

Capacity (in gallons): 66

Temperature-pressure relief valve installed: Yes

Manufacturer: State

Location of water heater: Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 120

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24)  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.



Photo 18  
No seismic straps.

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25)   One or more sections of the temperature-pressure relief valve drain line were sloped upwards. This is a potential safety hazard due to the risk of explosion. Water and/or minerals can accumulate in the drain line after periodic discharges and impair the operation of the valve. Also, mineral deposits from accumulated water can accumulate on the valve and impair its operation. A qualified plumber should repair per standard building practices, and so the drain line doesn't slope upwards. For more information, visit:

<http://www.reporthost.com/docs/TPvalve.pdf>

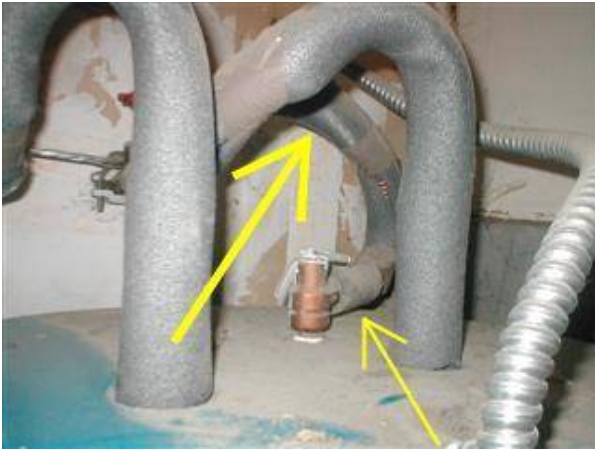


Photo 17  
T/P valve drain line routed upwards.

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26)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond 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.





Photo 19  
Older water heater.

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## **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, Heat pump

General heating distribution type(s): Ducts and registers

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

Forced air heating system fuel type: Electric

Forced air heating system manufacturer: General ElectricWesco

Location of forced air furnace: Basement

Condition of furnace filters: Appeared serviceable, Required replacement

Location for forced air filter(s): At base of air handler, Behind return air grill(s)

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable, Near, at or beyond service life

Cooling system and/or heat pump fuel type: Electric


Type: Split system, Heat pump

Manufacturer: General Electric


Condition of controls: Appeared serviceable

24 hour automatic ventilation system present: No

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27)  The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

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28)  Air filters for the heating and/or cooling system were missing at one or more locations where they should have been installed. Indoor air quality will be reduced as a result. Recommend installing good quality filters at intended locations (e.g. in or at the air handler, behind return air grills). Filters should be sized correctly to minimize

air gaps. Many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind. For more information, visit:

<http://www.google.com/search?q=types+of+furnace+filters>





Photo 26  
No filter at base of furnace.



Photo 28  
No filter at downstairs return air grill.

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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.

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30)   The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. The inspector was unable to determine the age of this unit. Be aware that it may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the age (ask property owner or service technician), and budgeting for a replacement if necessary.



Photo 6  
Older heat pump.

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31)  This home did not appear to have a 24-hour ventilation system. Such systems can be created by installing a timer on an existing bathroom or laundry room exhaust fan. These simple ventilation systems can help reduce moisture and stale air inside the home. 24 or 12 hour timers can be configured to operate the fans automatically one or more times per day for a set length of time. Guidelines vary for when and how long such fans should be configured to operate depending on the size of the house, number of occupants and rating of the fan. Recommend that the client consider installing a timer (and fan if necessary) for a simple 24-hour ventilation system. Work should be done by a qualified contractor.

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## **Fireplaces, Stoves, Chimneys and Flues**

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Appeared serviceable

Wood-burning fireplace type: Masonry

Fan or blower installed in wood-burning fireplace or stove: No

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Masonry

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32)  No hearth was installed for the downstairs fireplace. Embers may ignite combustible surfaces nearby. This is a fire hazard. For fireplaces with a firebox less than 6 square feet in size, hearths should be at least 16 inches deep in front and extend at least 8 inches to the sides. For fireboxes more than 6 square feet in size, hearths should be at least 20 inches deep and extend 12 inches to each side. Recommend that a qualified person make repairs or modifications per standard building practices if necessary. For example, by installing a non-flammable hearth pad, or by extending the existing hearth with non-flammable materials.



Photo 37

No hearth at downstairs fireplace.

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33)  One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.csia.org/>



Photo 34  
Upstairs fireplace.



Photo 38  
Downstairs fireplace.

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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.

Permanently installed kitchen appliances present during inspection: Range, Dishwasher, Refrigerator, Under-sink food disposal, Microwave oven

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: Appeared serviceable

Range, cooktop type: Electric

Condition of refrigerator: Appeared serviceable

Condition of built: Appeared serviceable

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34)  Ribbed, flexible drain pipe was used at the sink. This type of drain pipe accumulates debris more easily than smooth wall pipe and is more likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.



Photo 31

Flex pipe used for kitchen sink drain.

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## **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, second floor

Location #B: 3/4 bath, first floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

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


Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)

Bathroom ventilation type: Spot fans

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

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35)  The clothes dryer was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit:

<http://www.cpsc.gov/CPSCPUB/PUBS/5022.pdf>



Photo 25

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36)  The clothes dryer exhaust duct appeared to need cleaning. Significant amounts of lint build-up were visible and may reduce air flow. This is a fire hazard. Recommend that a qualified person clean this duct now and as necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform this service. For more information, visit:

<http://www.cpsc.gov/CPSCPUB/PUBS/5022.pdf>



Photo 7

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37) 🛠️💧 The bathroom with a shower or bathtub at location(s) #B didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

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38) 🛠️ The sink drain pipe at location(s) #A used an S-trap rather than a P-trap, or no P-trap was visible. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. Recommend that a qualified plumber repair per standard building practices.



Photo 36  
S-trap at upstairs bathroom sink drain.

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39) 🛠️ Ribbed, flexible drain pipe was used at the sink at location(s) #A. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.



Photo 35  
Flex pipe used for upstairs bathroom sink drain.

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## **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, Glass panel

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, Multi-pane, Sliding

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall, Paneling

Ceiling type or covering: Drywall, Acoustic spray, Tiles

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)

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40)   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 11



Photo 27



41)  One or more screen doors were damaged, difficult to open or close. Recommend that a qualified person evaluate and repair or replace as necessary.



Photo 32  
Torn screen in kitchen entry door.



Photo 33  
Screen door at kitchen difficult to open and close.

42)  Concrete slab floors were obscured by carpeting, flooring and couldn't be fully evaluated.

## **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: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: No



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## FOLLOW-UP INSPECTION POLICY

Generally we discourage follow-up inspections for these reasons

### 1. Quality of repairs

If repairs are made to a property based on the results of an inspection, the work should be performed by qualified contractors, not the seller. By qualified, we mean licensed, bonded, state-certified where applicable and with a reasonable amount of experience. Contractors providing repairs should provide legible documentation in the form of work orders and/or receipts. If repairs are made in this way, then there's generally no need for a follow-up inspection. Additionally, it may be better to negotiate a lower price on your home and have repairs made by contractors you choose rather than the seller making repairs as cheaply as possible.

### 2. Pest inspections required for some follow-up inspections

On occasion, some follow-up inspections may require a complete, new structural pest inspection. Examples include:

- Evaluating a crawl space after carpenter ant infestation was found
- Evaluating numerous items throughout a structure after a significant amount of time has passed (original inspection in winter, follow-up in summer)

Our fees for follow-up inspections are as follows:

- Follow-up inspection: \$150
- Follow-up inspections with a structural pest (WDO/WDI) inspection: \$250

Additional charges usually apply for travel outside of Kitsap County

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## 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

1. 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;
2. 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.);
3. Noise pollution or air quality in the area;
4. Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;
5. Engineering level evaluations on any topic;
6. 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);
7. Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;
8. Any repairs which relate to some standard of interior decorating;
9. Cracked heat exchangers or similar devices in furnaces;

10. 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.;
11. Washers and dryers;
12. Circuit breaker operation;
13. 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;
14. 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;
15. Evaluations involving destructive testing;
16. Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;
17. Design problems and adequacy or operational capacity, quality or suitability;
18. Fireplace drafting;
19. 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;
20. Any evaluation which would involve scraping paint or other wall coverings;
21. Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);
22. Legal description of property such as boundaries, egress/ingress, etc.;
23. Quality of materials;
24. Conformance with plan specifications or manufacturers specifications;
25. Flood conditions or plains;
26. 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.