

# All Point Home Inspections

Serving Kitsap, Mason, Jefferson and King Counties.

Website: <http://www.allpointinspections.com>

Email: [info@allpointinspections.com](mailto:info@allpointinspections.com)

Inspector's email: [info@allpointinspections.com](mailto:info@allpointinspections.com)

Phone: (360) 394-1667

Inspector's phone: (360) 394-1667

19408 Langaunet Ln. NE

Poulsbo, WA 98370

Inspector: Jim Gallant

Washington State Home Inspector Cert/Lic #313

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: 3/29/2012

This report published on Sunday, June 03, 2012 10:18:57 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:

	<b>Safety</b>	Poses a risk of injury or death
	<b>Major defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction only involves a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

## **Wood Destroying Organism Concerns**

Concerns relating to wood destroying organisms are shown as follows:

	<b>Infestation</b>	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	<b>Damage</b>	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	<b>Conducive conditions</b>	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:** 20120329-1

**Time started:** 10:30 AM

**Time finished:** 1:10 PM

**Present during inspection:** Client, Realtor

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

**Weather conditions during inspection:** Rain

**Temperature during inspection:** Cold

**Ground condition:** Wet

**Recent weather:** Dry (no rain)

**Overnight temperature:** Cold

**Inspection fee:** \$395

**Payment method:** Check

**Type of building:** Single family  
**Buildings inspected:** One house  
**Number of residential units inspected:** 1  
**Age of main building:** 1990  
**Front of building faces:** West  
**Main entrance faces:** West  
**Occupied:** No

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1)  Evidence of rodent infestation was found in the form of dead rodents, damaged insulation in the crawl space. 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 53**

Dead mouse between layers of vapor barrier in crawl space.

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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:** Wood

**Site profile:** Level

**Condition of driveway:** Appeared serviceable

**Driveway material:** Gravel

**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:** Appeared serviceable

**Exterior stair material:** Wood, Concrete

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2)  Most areas of the deck substructure were inaccessible due to limited space below, permanently installed skirting. These areas couldn't be evaluated and are excluded from the inspection.



Photo 4

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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:** Crawl space

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

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

**Anchor bolts or hold downs for seismic reinforcement:** Installed

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

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



Photo 1

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## **Crawl Space**

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

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

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

**Crawl space inspection method:** Traversed

**Location of crawl space access point #A:** Building exterior

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

**Pier or support post material:** Wood

**Beam material:** Solid wood

**Floor structure:** Solid wood joists

**Condition of insulation underneath floor above:** Required repairs, replacement and/or evaluation (see comments below)

**Insulation material underneath floor above:** Fiberglass roll or batt

**Condition of vapor barrier:** Appeared serviceable

**Vapor barrier present:** Yes, Full

**Condition of crawl space ventilation:** Appeared serviceable

**Ventilation type:** Unconditioned space, with vents

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4)  Standing water was found at one or more locations in the crawl space. Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present.

Rain runoff is the most common cause of wet crawl spaces, but water can come from other sources such as groundwater or underground springs. Recommend that a qualified person correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). If standing water persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typically such repairs include:

- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing sump pumps



**Photo 54**

Standing water in crawl space.

- 5)  Some sections of under-floor insulation above the crawl space have fallen down, were damaged or deteriorated. This may result in reduced energy efficiency. Recommend that a qualified person install or replace insulation as necessary.



**Photo 56**  
Fallen down under-floor insulation in crawl space.

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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

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

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



**Photo 2**  
Overflowing gutters.



**Photo 5**  
Overflowing gutter.



**Photo 8**  
Debris in gutters.

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**8)**  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.google.com/search?q=moss+on+roof>



**Photo 6**

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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:** Garage

**Location of attic access point #B:** Master bedroom closet

**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:** Mineral wool loose fill

**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), Box vents (roof jacks), Open soffit vents

9)  One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the attic were not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices (typically R-4 rating), or replace uninsulated ducts with insulated ducts.



**Photo 24**



**Photo 25**

10)   Oriented strand board (OSB) roof sheathing at some open soffits was dark in color. This may be due to high moisture levels from overflowing gutters. Recommend maintaining the roof drainage system and monitoring the roof sheathing. Soffit sheathing could be repainted for cosmetic reasons.



**Photo 38**  
Dark colored roof sheathing over front porch.

**11)**  Oriented strand board (OSB) roof sheathing was dark in some areas inside the attic. This may be due to mold growth from substandard ventilation. Mold is not a wood destroying organism like fungal rot. The inspector probed dark areas of sheathing where accessible and found the OSB sheathing to be serviceable. However, recommend consulting with a qualified contractor to determine what repairs may be needed to prevent further deterioration. Note that 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. Additional venting may be needed.



**Photo 21**  
Blackened roof sheathing by skylight chase.



**Photo 22**  
Blackened sheathing by wooden chimney enclosure.



**Photo 23**

Discolored roof sheathing.

**Photo 26**

Exhaust fan duct blocking roof vent. Should have a dedicated vent cap.

**12)**  All attic areas and roof structures more than 10 feet from attic access point(s) B 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.

**13)**  A soft spot on the roof surface above the front door was found. This spot was at a location convenient for going up and down from a lower to a higher roof surface. It may have been caused by people jumping down on to the lower roof surface. Even though it was uneven, it appeared to be serviceable, with no repairs needed.

**Photo 7**

Uneven roof surface above front door.

## **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

**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

**Condition of garage floor:** Appeared serviceable

**Condition of garage interior:** Appeared serviceable

**14)**   The self-closing device on the door between the garage and the house didn't close and latch the door. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

**15)**   Weatherstripping around or at the base of the door between the garage and the house was damaged. House to garage doors are 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 9**

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**16)**   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/cpscpub/pubs/523.html>



**Photo 10**

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**17)**   One or more garage vehicle doors weren't balanced. The door(s) wouldn't stay in place when opened half-way, and fell to the ground instead. This is a potential safety hazard since the door(s) can fall when open and cause injury. A qualified contractor should repair as necessary. For more information on garage door safety issues, visit: <http://www.cpsc.gov/cpscpub/pubs/523.html>



## Photo 11

18)  A large hole (for a pet door?) had been cut into the garage exterior wall. Recommend that a qualified contractor repair as necessary.



**Photo 15**

Hole in garage exterior wall (pet door?).

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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 or stored items 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 detectors is not determined as part of this inspection. Upon taking occupancy, proper operating of smoke and carbon monoxide detectors should be verified and batteries should be changed. Smoke detectors 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:** Underground

**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:** Not determined, not readily apparent

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

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

**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

**Smoke detectors present:** Yes, but not tested

**Carbon monoxide detectors present:** No

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**19)**  A 3-slot receptacle (outlet) was installed for the clothes dryer. Most modern clothes dryers use both 120 and 240 volts (120 for timers and motors, and 240 for heating elements) and either require or are more safely installed with a 4-slot receptacle. With 3-conductor wiring, the ground wire rather than a neutral wire is used to carry the return current back for the 120 volt leg. The clothes dryer's metal frame can become energized if the neutral wire becomes loose at the receptacle or panel. While 3-wire clothes dryer circuits were allowed prior to 1996 and are commonly found, they are considered unsafe due to the risk of shock. Recommend that a qualified electrician convert this to a 4-wire circuit. Note that this may require installing a new circuit wire from the panel to the clothes dryer location.



**Photo 34**

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**20)**  Smoke detectors were missing from bedrooms. Additional smoke detectors should be installed as necessary so a functioning detector exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit: <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

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**21)**  This property had one or more fuel-burning appliances and/or an attached garage, and no carbon monoxide detectors were found. This is a safety hazard. Recommend installing one or more carbon monoxide detectors as necessary and per the manufacturer's instructions (normally one per living level and near bedrooms). For more information, visit: <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

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**22)**  One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



**Photo 12**  
Garage receptacle.



**Photo 13**  
Garage receptacle.

23) 🛠️ Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <http://www.google.com/search?q=old+smoke+alarms>



**Photo 19**  
Possible older smoke detector.

24) 🔧 What appeared to be abandoned wiring was found in the main service panel and crawl space. Labeling on the panel cover indicated that wiring has been installed for a hot tub. Recommend that this wiring be removed and that the knockout hole in the main service panel cover have a cover installed.



**Photo 14**  
Abandoned wiring with no bushing in main service panel.



**Photo 48**  
Abandoned wiring (for hot tub?) in crawl space.

25) 🔍 One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



**Photo 30**

26)  Bulbs in one or more light fixtures were missing, inoperable or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



**Photo 41**

Fluorescent light fixture in closet.

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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:** Not determined (obscured, inaccessible or none found)

**Location of main water shut-off:** Not determined (obscured, inaccessible or none found)

**Water service:** Public

**Water pressure (psi):** 77 psi

**Service pipe material:** Copper

**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  
**Location(s) of plumbing clean-outs:** Crawl space  
**Vent pipe condition:** Appeared serviceable  
**Vent pipe material:** Plastic  
**Visible fuel storage systems:** None visible  
**Location of main fuel shut-off valve:** Not applicable

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**27)** 🚰🔧 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**

**28)** 🔧🔍 Water was discolored when bathtubs or sinks were filled, or when showers were operated. This can be caused by water stagnating in water supply pipes, rust accumulating in pipes or in the water heater, or sediment being present in the water supply. Recommend flushing the water supply piping and the water heater. If that fails to resolve the issue, then have a qualified plumber evaluate and repair as necessary.



**Photo 43**

**29)** 🔧 Water supply pipes in the crawl space were not insulated. Recommend insulating pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.



**Photo 51**  
Main service water supply pipe in crawl space.



**Photo 52**

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**30)**  Based on information provided to the inspector, the water supply to this property is from a shared or community well. 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. Recommend that the client review the recorded agreements regarding the well, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the water system. If no shared well agreement exists, access to the well water supply will be uncertain. Also recommend the following:

- That a qualified well contractor fully evaluate the well, including a conducting a pump/flow test
- That the well water be tested per the client's concerns (e.g. coliforms, pH, contaminants)
- Research the well's history (e.g. how/when constructed, how/when maintained or repaired)
- If the well is not on the client's property, verify that the well's property owner does not harm the well water's quality through land use practices
- Document the current well capacity and water quality for future reference

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

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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:** Appeared serviceable

**Type:** Tank

**Energy source:** Electricity

**Capacity (in gallons):** Not determined

**Manufacturer:** Not determined

**Location of water heater:** Garage

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**32)**  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**

**33)**  A permanently installed insulated jacket was installed on the water heater. It obscured the manufacturer's information label and/or most of the water heater. The inspector was unable to fully evaluate the water heater.



**Photo 17**

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## **Heating and Cooling**

**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 system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; thermostat or temperature control accuracy and timed functions; cooling 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 cooling system components, does not determine if cooling systems are appropriately sized, and does not test coolant pressure. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

**Heating type:** Forced air

**Fuel type:** Electric

**Manufacturer:** Rheem

**Last service date:** 1/19/09

**Source for last service date:** Label on heater

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

**Distribution system:** Ducts and registers

**Condition of controls:** Appeared serviceable

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

**Location of air filters:** At top of air handler

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**34)**  One or more heating or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) have come apart, or have significant gaps at junctions. This will result in reduced energy efficiency, and possibly increased moisture in surrounding spaces. A qualified contractor should make permanent repair as necessary. For example, by securely supporting ducts and installing approved tape or mastic at seams.



**Photo 49**  
Broken duct in crawl space.



**Photo 50**  
Other end of broken duct.

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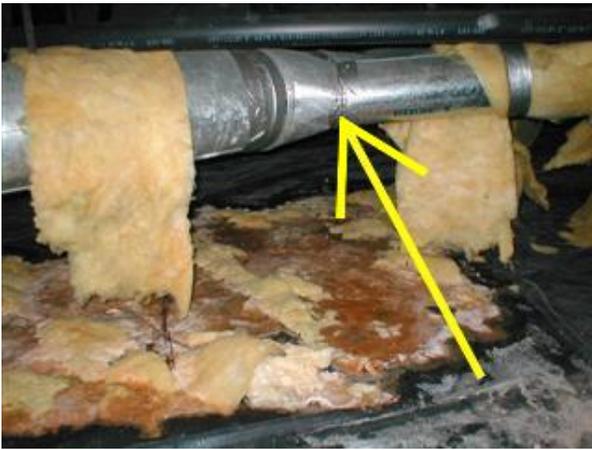
**35)**  One or more heating or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts". Recommend that a qualified person repair as per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.



**Photo 45**



**Photo 46**



**Photo 47**



**Photo 55**

Ductwork insulation lying in water in crawl space.

**36)**  The last service date of this system appeared to be more than two years ago, or the inspector was unable to determine the last service date. The client should 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 two years ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed every few years in the future, or per the contractor's recommendations.



**Photo 16**

**37)**  One or more air filters were dirty. A qualified person should replace filter(s) as necessary. Filters should be checked monthly and maintained as necessary in the future.



**Photo 44**

Dirty furnace filter.

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## **Fireplaces, Stoves and Inserts**

**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 or stove type:** Fireplace, Freestanding stove

**Condition of chimneys:** Appeared serviceable

**Chimney type:** Masonry, Metal

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**38)**    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 32**



**Photo 39**



**Photo 40**

View up fireplace damper.

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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

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

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

**Condition of under-sink food disposal:** Required repair, replacement and/or evaluation (see comments below)

**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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**39)  ** Electrical wiring for the under-sink food disposal was substandard. Non-metallic sheathed wiring was exposed and subject to damage. The wiring can be damaged by repeated bending or contact with sharp objects. BX-armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard. Recommend that a qualified contractor repair per standard building practices.



## Photo 27

40) 🔧🔍 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.



Photo 29

41) 🔧 The clearance between the stove top and the base of the exhaust hood above was too low. While the recommended height varies per the hood manufacturer, standards usually call for a minimum of 24 inches of clearance. A low hood height can restrict visibility of the stove top. Recommend that a qualified contractor repair per standard building practices.



Photo 28

42) ⓘ The ice maker in the fridge had no ice in it. It may not be operable.

## **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:** Half bath, first floor

**Location #B:** Full bath, second floor

**Location #C:** Master bath, second 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:** Required repair, replacement and/or evaluation (see comments below)

**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)

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

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

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**43)**    The inspector was unable to verify that the glass used in one or more windows by the bathtub at location(s) #C was approved safety glass. Glazing that is not approved safety glass located in areas subject to human impact is a potential safety hazard. Standard building practices require that approved safety glass be used in enclosures for bathtubs, showers, spas, saunas and steam rooms, and in windows where the bottom edge of the window is less than 60 inches above the drain inlet or standing surface. Wire-reinforced glass is not acceptable. Recommend that a qualified contractor evaluate and replace glass if necessary, and per standard building practices.



**Photo 20**

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**44)**   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 35

45)  No caulk was installed around the base of the toilet at location(s) #A, B where fastened to the floor. Caulk should be applied approximately 3/4 of the way around the toilet base at the front for sanitary purposes and to prevent water intrusion. The back should be left uncaulked so water can escape if a leak ever occurs. Recommend that a qualified person caulk around the toilet base(s) per standard building practices.



Photo 37



Photo 42

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

**Exterior door material:** Wood, Glass panel, Sliding glass

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

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

**Type of windows:** Vinyl, Multi-pane, Sliding, Single-hung

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

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Vinyl, linoleum or marmoleum, Wood or wood products, Laminate, Tile

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

46)  The lock mechanisms on one or more sliding glass doors were inoperable. A qualified person should repair as necessary.



**Photo 31**

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47)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



**Photo 33**



**Photo 36**

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## **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 five 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, reinfest or become active at anytime. 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:** Yes

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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.