

# Property Inspection Report



1614 N Wakefield St, Arlington, VA 22207

Inspection prepared for: Ed Snope

Date of Inspection: 9/30/2020 Time: 10:30AM - 3:00PM

Inspector: Ed Snope

Virginia License #3380 00529 NRS, expires 4/30/2021

1614 N Wakefield St, Arlington, VA 22207

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This report is personal and confidential and is the property of the Client(s) listed above and the Home Inspector. It is intended for the Client's use only unless permission has been granted by the Client to a third party. Any use, disclosure, forwarding, or copying by any person other than the intended recipient is strictly prohibited. Any third party is strongly encouraged to obtain their own inspection and report. This report reflects the condition of the house as it was on the day of the inspection. This report will not reflect the condition of the property after the date of this inspection nor any work or repairs attempted thereafter.

Dear Ed Snope,

Thank you for choosing Atlas Home Inspection to perform the inspection located at:

1614 N Wakefield St Arlington, VA 22207 on 9/30/2020.

*This report is intended to provide you with objective information based on the apparent condition of the following readily accessible and visible systems and components of the property at the time of the inspection:*

*Roofing, Exterior, Structure, Insulation, Ventilation, Exhaust, Interior, Plumbing, Electrical, Heating, Cooling, and Appliances.*

*This inspection is a non-invasive visual inspection conducted according to the ASHI Standard of Practice:*

<http://building-inspections.com/ASHI%20Standards.htm>

The Inspector includes the above elements unless asked not to, and can only comment on what is accessible and visible at the time of the inspection.

*Comments in this report are based on best building practices or manufacturer's installation instructions, with consideration given to the apparent time of installation.*

There is no comment on code, cosmetics, value, advice on purchase, guarantee, or warranty.

*Items in large quantity or area such as receptacles, switches, fixtures, windows, hardware, mortar, masonry, paint, or caulk may be randomly sampled, and not every instance of a minor concern will be noted.*

REPORT RATINGS- Ratings may be relevant to the situation:

**-MAJOR CONCERNS:** Expensive or significant to repair, or a major HAZARD.

**-SAFETY HAZARD:** Damage, injury, shock, fire, or death potential.

**-HEALTH HAZARD:** Sickness potential or unhealthy living conditions.

**-MINOR CONCERNS:** Minor damage, cosmetics, or relatively inexpensive to repair.

**-NO VISIBLE PROBLEMS:** No problems seen at the time of the inspection.

**-FYI:** For your information; additional information, not considered deficiencies.

*Items in less than good condition will be marked as such, whether old or new. Items in good condition will be marked as such, even if it is old or past the life expectancy.*

I recommend that all work be performed by qualified professionals using professional methods and products. When dealing with major concerns, multiple estimates are advised. Opinions vary from person to person and the report is the opinion of the Inspector and must be considered as such.

Please feel free to contact me by phone, text, or email if you have any questions.  
Thank you!

Ed Snope  
703 304-3925

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# *Inspection Data*

## **1. Home Type**

Detached house  
5000 - 5500 square feet  
2 car attached garage  
26 years old

## **2. Bedrooms and Bathrooms**

5 bedrooms  
3 full bathrooms  
1 half bathroom

## **3. Utilities**

Electric service on  
Water service on  
Natural gas service on

## **4. Occupancy**

Occupied and furnished  
Personal items restricted access to inspect some areas of the property. Any such areas are excluded from this inspection.

## **5. Attendance**

Client not present- Client assumes responsibility for any missed information at the inspection  
Buying agent present, mostly attentive

## **6. Weather**

Sunny  
70 - 80 degrees  
Recent rain, wet ground

## **7. Main Entrance faces**

Northeast (for reference)

## **8. Exclusions**



FYI: Numerous personal items. Limited accessibility.  
Garage.



FYI: Numerous personal items. Limited accessibility.  
Basement storage room.

# *Property Description*

## **1. Roofing Description**

VISIBILITY: Viewed from the ground and ladder at eaves; partial visibility

ROOF TYPE: Gable roof, steep pitch

ROOFING: Asphalt shingles, 5-10 years old

FLASHING: Aluminum flashing, partial visibility

- Roof edge flashing not visible

ROOF PENETRATIONS: Limited visibility

- Plumbing vents

- Roof vents

- Furnace flue

- Furnace/water heater flue

- Skylights

## **2. Metal Roofing Description**

VISIBILITY: Viewed from the ground and windows, partial visibility

ROOF TYPE: Shed roof, low pitch

ROOFING: Metal standing seam roofing, age unknown

## **3. Exterior Wall Covering**

Brick veneer

Composition fiber cement clapboard

Wood trim

Aluminum wrapped wood trim

## **4. Structural Description**

FOUNDATION: Partial visibility, concealed areas not inspected

- Poured concrete basement foundation

POSTS AND BEAMS: Partial visibility, concealed areas not inspected

- Steel post

- Steel beams

FLOOR STRUCTURE: Partial visibility, concealed areas not inspected

- Wood I-joists

- OSB sheathing subfloor (Oriented Strand Board)

WALL STRUCTURE: Partial visibility, concealed areas not inspected

- Wood framed walls

- OSB wall sheathing

ATTIC ACCESS: Attic entered, partial visibility

- Pull-down stairs in front bedroom

## **5. Chimney Description**

CHIMNEY: Northwest side

- Viewed from the ground and ladder at eaves, inspection limited

- Brick chase, tile flue, concrete crown

- Crown not visible, not inspected

- Flue not visible, not inspected

- Rain cap and spark arrestor installed

## **6. Insulation Description**

FLOOR INSULATION: Partial visibility, concealed/inaccessible areas not inspected

- Fully insulated, no visible missing insulation

- Fiberglass batts, @ R-19

- Moisture barrier not visible

WALL INSULATION: Concealed, unable to inspect

ATTIC OR ROOF INSULATION: Partial visibility, concealed or inaccessible areas not inspected

- Fully insulated, no visible missing insulation

- Loose fiberglass, @ R-30

- Moisture barrier not visible



## **7. Attic Ventilation Description**

Ridge and soffit vents  
Gable vent  
Thermostatically controlled powered fan

## **8. Building Exhaust Description**

Bathroom exhaust: partial visibility, inspection limited  
Clothes dryer exhaust: partial visibility, inspection limited  
Kitchen exhaust: partial visibility, inspection limited  
Water heater exhaust: partial visibility, inspection limited  
Furnace exhaust: partial visibility, inspection limited

## **9. Electrical Description**

SERVICE ENTRANCE: Partial visibility, inspection limited  
- Underground lateral, Capacity 200 amps, 240 volts  
GROUND: Ground clamped to water pipe  
MAIN PANEL: Panel opened and inspected  
- Panel located in the garage  
- Breakers and copper branch wires with non-metallic sheathing (nm)  
- Little expansion room for more circuits  
GROUND-FAULT CIRCUIT INTERRUPTERS:  
- GFCI: Installed in the master bathroom for the bathrooms and exterior, and in the kitchen  
ARC-FAULT CIRCUIT INTERRUPTORS:  
- AFCI: Not installed  
SMOKE ALARMS: Installed, not tested  
- Smoke alarms missing in bedrooms  
CARBON MONOXIDE DETECTORS: Not visible, unable to determine

## **10. Fuel Supply Description**

FUEL SERVICE: Partial visibility, inspection limited  
TYPE: Natural gas service  
DISTRIBUTION: Iron pipe

## **11. Water Supply Description**

Partial visibility, inspection limited  
Public water supply  
Copper pipe

## **12. Drain/Waste/Vent Description**

Partial visibility, inspection limited  
PVC pipe (white)

## **13. Sump Pump Description**

No sump pump visible

## **14. Water Heater Description**

Water heater located in the utility closet  
- 17 years old  
- 75 gallon gas water heater  
- Internal combustion air, naturally aspirated  
- 75,000 BTUs

## **15. Heating and Cooling Description**

THERMOSTAT: Digital thermostat, programmable

- located in the foyer

HEATING SYSTEM: Gas central system with a direct drive fan

- Carrier 58CVA110 serial 0311A18866

- 9 years old

- 110,000 BTUs Internal combustion air, power vented

AIR FILTER: Disposable filter located on the side of the cabinet in a filter rack

COOLING SYSTEM: Electric heat pump with gas backup heat

- Carrier 25HNA948A320 serial 5110E15669

- 10 years old

- 4 ton (48), R410A refrigerant

- Maximum breaker size 60A; installed breaker 20A, 60A fuses installed

## **16. Heating and Cooling System 2 Description**

THERMOSTAT: Digital thermostat, programmable

- located in the master bedroom

HEATING SYSTEM: Gas central system with a direct drive fan

- Carrier 58CVA070-12 serial 4510A15716

- 10 years old

- 66,000 BTUs External combustion air, power vented

AIR FILTER: Disposable filter Located in the return air register in the ceiling

COOLING SYSTEM: Electric heat pump with gas backup heat

- Carrier 25HNA924A320 serial 0511E23282

- 9 years old

- 2 ton (24), R410A refrigerant

- Maximum breaker size 30A; installed breaker 30A, 30A fuses installed

## **17. Gas Fireplace Description**

- Gas logs in a masonry fireplace: family room

## **18. Refrigerator**

Kitchenaid KSRP25FNBL00 serial SR4161162 dated at 16 years old

## **19. Dishwasher**

Kitchenaid KDTE204DBL0 serial F44704718 dated at 6 years old

## **20. Garbage Disposal**

Insinkerator 333-84 serial PC56474058 dated at 24 years old

## **21. Oven**

OVEN TYPE: Electric dual wall oven

Whirlpool RB270PXBB serial XD3302213 dated at 26 years old

## **22. Cooktop**

Gas cooktop

JENN-AIRE CG206B serial 22710533KU dated at 26 years old

## **23. Microwave**

FYI: No microwave installed.

## **24. Clothes Washer**

Whirlpool age unknown, data tag not visible, likely 14 years old

## ***25. Clothes Dryer***

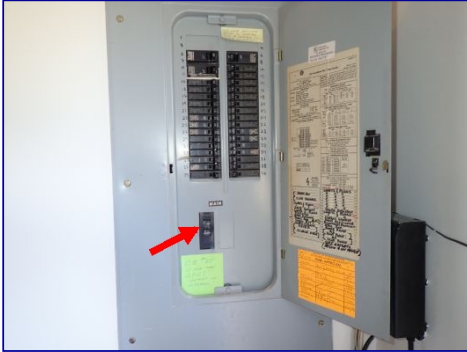
POWER SOURCE: Electric

Whirlpool WED8500SR0 serial MT3004375 dated at 14 years old

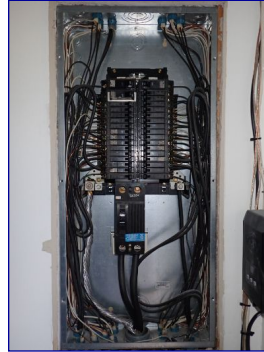
## *For Your Information*

These items are not considered deficiencies and are for your information only. Items may include disconnect or shutoff locations, maintenance or operating instructions, recommended upgrades or improvements, or average life expectancy.

### **1. Electric Disconnect Locations**



FYI: Main disconnect in panel. Garage.



FYI: Electric panel open for inspection.



FYI: Air handler service disconnect. Utility closet.



FYI: Heat pump service disconnects. SE side.

### **2. Fuel Shutoff Locations**



FYI: Cooktop gas shutoff valve. Under cooktop.



FYI: Fireplace gas shutoff valve. Family room.



FYI: Furnace gas shutoff valve. Utility closet.





FYI: Water heater gas shutoff valve. Utility closet.



FYI: Main gas shutoff valve at meter. SE side.

### 3. Water Shutoff Locations

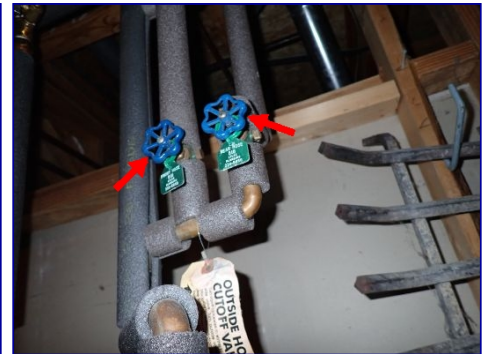
- FYI: Gate valves installed. This type of valve has a history of leaking at the stem seal with age. Recommend replacement with ball valves when other plumbing work is being done. Monitor for leaks.



FYI: Main water shutoff valve. Basement storage room.



FYI: Water heater cold water shutoff valve. Utility closet.



FYI: Exterior hose bibb shutoff valves. Utility closet.



FYI: Humidifier water shutoff valve. Utility closet.



FYI: Refrigerator water line shutoff valve. Utility closet.

### 4. Roofing FYI:

LIMITED VISIBILITY: Recommend a qualified roofer for a complete evaluation.

EDGE FLASHING: Recommend edge flashing on all roof edges. Install drip edge flashing below the roofing underlayment and over the back of the gutters at the eaves.

RUBBER BOOTS: Rubber boots around plumbing penetrations have a life expectancy of 8-10 years. Recommend replacing rubber boots that are more than 10 years old.

### 5. Siding and Trim FYI:

LINTELS: Do not caulk metal lintels above windows and doors. The veneer is porous and water drains out over top of the lintels. Caulking the lintel may trap water and lead to rust which may expand and crack the mortar.

DUCT SEAL PUTTY: Periodically check duct seal putty for failure or cracks or replace with a more permanent flexible sealant. Duct seal putty dries up over time and may need replacement. Recommend a more permanent flexible sealant.

## 6. Exterior FYI:

**GUTTERS:** Gutter covers or screens are not maintenance free and not always recommended. Gutter covers may increase roof runoff, especially on steeper pitched roofs. Gutter covers and gutters require periodic maintenance and the covers may make cleaning the gutters more difficult. Keep the covers clean. Monitor during heavy rain to ensure that the gutters are capturing all of the roof runoff.

**DRAINAGE:** Flexible drain pipe holds water in each corrugation, tends to have bellies, attracts pests, and can easily be damaged. Recommend smooth-walled rigid PVC or triple-wall solid pipe to drain runoff to a positive slope a minimum of 6 feet from the foundation with above-grade visible discharge points.

**VEGETATION:** Large trees. Monitor for fungus or disease. Keep branches 6 feet away from the building to prevent damage and to deter pests, growth, or debris. Maintenance or removal may be expensive. Recommend thinning trees by removing dead, small, or weak branches, cut at a branch fork or cut smooth to the trunk. Never "head" a tree.

**DRIVEWAY:** Asphalt driveway. Maintain. FYI: Recommend periodic sealing with an asphalt driveway sealer to extend life and maintain appearance. Repair cracks with a latex sealant such as Quikrete Blacktop Crack Seal for cracks less than 1/2".

**DECK:** Average life expectancy of a deck is 15-20 years. Recommend replacing all rusted or corroded hardware and any damaged wood.

**DECK:** Refer to the American Wood Council Prescriptive Residential Wood Deck Construction Guide for recommended deck installation procedures. <http://www.awc.org/codes-standards/publications/dca6>

**DECK:** Ledger board attachment method not visible. Fasteners not visible.

**DECK:** Footers not visible. Unable to determine the depth or method of post footers. Recommend footers poured on undisturbed soil below the frost line with above-grade connectors secured to the top of the footers and the bottom of the posts.

## 7. Interior FYI:

**DOORS and WINDOWS:** Recommend cleaning the window and door tracks with silicone spray to maintain smooth operation.

**WINDOW SAFETY:** A safety latch or window stop prevents windows from being fully opened. Recommend using or installing safety latches or window stops if children are in the home.

**SMOKE ALARMS:** Recommend one smoke alarm for each level, one in each bedroom, and one in bedroom hallways. Test monthly and replace batteries yearly. Recommend replacing smoke alarms that are older than 8-10 years old.

Combination photoelectric/ionization smoke alarms detect both smoldering and rapid fires. Install smoke alarms on the ceiling at least 6" from the wall or on the wall no closer than 4" to the ceiling or per manufacturer's instructions. Ensure that there is no door or other obstruction in front of smoke alarms.

**CARBON MONOXIDE DETECTORS:** Recommend a minimum of one AC powered CO detector on each level in every residence. CO detectors have an average lifespan of 7-10 years. Avoid inexpensive detectors as they may not detect low levels.

## 8. Structure FYI:

**ATTIC AND ROOF STRUCTURE:** Truss construction. Trusses may move up and down with the seasons and nail pops and minor cracking are normal. Trusses are typically not rated to bear the extra weight of storage unless clearly labeled as so.

## 9. Insulation FYI:

**FLOOR INSULATION:** Fiberglass insulation installed. Fiberglass insulation provides little resistance to air flow, has low insulating value, and may attract pests. Recommend mineral wool batts such as Roxul R-19 or better or self-extinguishing spray foam insulation for increased performance and comfort.

**ATTIC INSULATION:** Fiberglass insulation provides little resistance to air flow, has low insulating value, and may attract pests. Recommend mineral wool batts, cellulose, or self-extinguishing spray foam insulation.

## 10. Exhaust FYI:

**WATER HEATER:** Single-wall vent connector. Recommend a double-wall vent connector for better exhaust drafting, lower surface temperature, and less safety risk.

**CLOTHES DRYER:** Flexible foil duct is easily compressed, is more likely to trap lint, and may increase drying time. Recommend 4 inch 30 gauge minimum smooth-walled aluminum duct or semi-rigid flexible aluminum duct with as few bends and as short a length as possible. Ensure that all connections are sealed with metal tape or duct mastic. In special situations when it is not possible to use all-metal duct, Deflect-O supurr-flex WX8X73 may be used between the dryer and wall only; install with the shortest length possible and stretch duct to its maximum length. Plastic duct is not rated for heat. Aluminum foil duct is not rated for gas clothes dryers.

## 11. Electrical FYI:

RECEPTACLES: GFCI receptacles. Recommend monthly testing and resetting to ensure that the breakers operate properly. The contacts may go bad in breakers that aren't used for long periods of time.

DIMMERS: Ensure that all bulbs are compatible with the type of dimmer switch being used if the type of bulb or switch is replaced.

LIGHT FIXTURES: Incandescent and halogen bulbs run hot. Recommend low temperature LED or fluorescent bulbs.

## 12. Plumbing FYI:

WATER HEATER: Average life expectancy of a gas water heater is 15-18 years. Recommend budgeting for repair or replacement.

EXTERIOR WATER SUPPLY: Standard hose bibbs are not frostproof and need to be winterized to prevent freezing. Turn off interior shutoff valve, open exterior hose bibb, and drain the water from the line. If the pipe does not slope downward from the shutoff valve, drain water from the pipe at the bleed valve inside. Recommend frostproof anti-siphon hose bibbs be installed to prevent damage from freezing temperatures.

BATHROOM SINK: Overflow drain slow. Be aware this type of sink may overflow if running water is left unattended.

## 13. Heating and Cooling FYI:

AIR HANDLER: The condensate drain line trap needs periodic cleaning. Recommend cleaning yearly with a flexible brush. Bleach or an algae guard can also be used.

AIR HANDLER: Humidifier installed. Recommend regular maintenance, cleaning, and disinfecting to prevent mold or blockage. Open the damper for heating and close the damper for cooling. Any humidifier bypass ducts may reduce the system efficiency. Remove the humidifier and seal the duct openings if not needed.

FURNACE and WATER HEATER: Interior combustion air. Interior combustion equipment uses the interior conditioned air for combustion and then this air is exhausted outside. Recommend considering direct vent equipment when the systems need replacement. Direct vent equipment uses exterior air for combustion, is more efficient, and poses less safety risk.

AIR FILTER: A filter with a MERV rating of 9 or higher captures mold spores and radon decay products. The higher the rating, the better the filter. The lower the rating, the better the air flow. Systems work differently and may work best with one type of filter. If a high MERV rating filter is needed, it may reduce the efficiency of the system and require more frequent replacement.

AIR FILTER: The air filter can be removed from the air handler if filter racks and filters are installed in all of the return air registers. Seal the air filter rack opening.

DUCTWORK: Metal HVAC tape tends to dry up and lose adhesion over time. Monitor for problems or replace with duct mastic or mastic tape.

HEAT PUMP: Heat pump with gas furnace. Set the thermostat to "emergency heat" to use the gas furnace. Set the thermostat to "heat" to use the heat pump. Turning up the temperature more than 2 degrees in the "heat" mode may trigger the gas furnace to come on at the same time as the heat pump. Electric heat is typically drier than gas heat. Unsure which heater is more efficient.

## 14. Fireplace FYI:

GAS FIREPLACE: Recommend inspection and evaluation by a specialist. There may be components not visible at the time of the inspection.

GAS FIREPLACE: Recommend turning off the gas or pilot light during the cooling season. To relight the pilot light, turn on gas, set knob to "pilot" and push and hold in while pressing the ignitor button. Once the flame is lit, continue to hold the pilot button for 30-60 seconds, then turn the knob to "ON" and release the button.

GAS FIREPLACE: Recommend a fireplace screen or barrier so that the fireplace surface is out of arm's reach.

## **15. Appliances FYI:**

REFRIGERATOR: Life expectancy of a refrigerator is 12-16 years. Recommend budgeting for repair or replacement.

REFRIGERATOR: Water filter installed. Recommend following the manufacturer's instructions for filter replacement interval. A dirty filter may spoil the taste of the water.

DISPOSAL: Life expectancy of a disposal is 8-12 years. Monitor for cracks or leaks. Recommend budgeting for repair or replacement.

OVEN: Life expectancy of an oven/cooktop is 15-25 years. Recommend budgeting for repair or replacement.

COOKTOP: Life expectancy of a cooktop is 15-25 years. Recommend budgeting for repair or replacement.

COOKTOP: Grease filters are removeable and easily cleaned by hand with mild soap and water or in the dishwasher. Any charcoal filters need periodic replacement depending on use.

CLOTHES WASHER: Life expectancy of a clothes washer is 10-15 years. Recommend budgeting for repair or replacement.

CLOTHES WASHER: Floor pan not installed. Prevent water damage from leaks. In the event of a leak, there is no system to collect and dispose of water. Recommend a metal or thick plastic floor pan connected to a floor drain.

CLOTHES DRYER: Life expectancy of a clothes dryer is 12-15 years. Recommend budgeting for repair or replacement.

CLOTHES DRYER: 3 wire receptacle installed. Standards switched to 4 wire clothes dryer receptacles in 2000. If you install a new electric clothes dryer, it will need to be compatible with the 3 wire receptacle, or you will need to replace the receptacle and wire to the electric panel.



## Roofing, Siding, and Trim

### 1. Roofing

• Overhang short. Repair. FYI: Prevent leaks or water damage. This may allow water to enter behind the trim or trim wrap. Recommend a roofing overhang of 3/4 - 1 inch. Recommend removing the protruding upper edge of the rake board trim at the shingles and install edge flashing under the shingles and over the rake board.



Overhang short. Roof rakes.



Overhang short. Roof rakes.

### 2. Metal Roofing

• Metal standing seams single-locked. Repair. FYI: Prevent leaks or water damage. Double-locked seams are more resistant to leaking from snow or wind-driven rain, especially on lower sloped roofs. Refer to the manufacturer's installation instructions, or double-lock all metal standing seams.

• Sealant missing. Repair. FYI: Prevent leaks and water damage. Fold and crimp or seal the metal standing seam top ends with a roofing sealant.



Metal standing seams single-locked. Sealant missing on top ends.

### 3. Roof Penetrations

• Water stains. Further evaluation advised. FYI: Prevent leaks and water damage. Unsure if the leak has been repaired. Repair or replace damaged roof boots or repair failed sealant. Clean the stains and monitor for problems.



Water stain. Attic furnace flue.

## 4. Flashing

- Sealant failed. Repair. FYI: Prevent leaks or water damage. Remove failed sealant and seal all exposed nail heads and roof flashing. Recommend roofing sealant such as Loctite PL S30 or Liquid Nails RR-808. Replace loose, rusted, or short nails.



Sealant failed. Front corner.

## 5. Brick

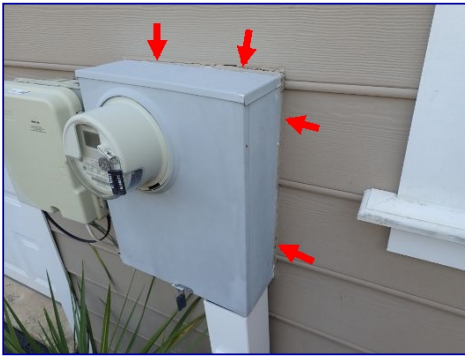
- Lintels caulked. Repair. FYI: Prevent damage to brick from rusting lintels. A caulked lintel will trap water which may rust metal lintels above window and door openings. A rusting lintel will increase in size leading to cracked mortar. Remove the caulk from the front edge of the lintel so that moisture can drain out.



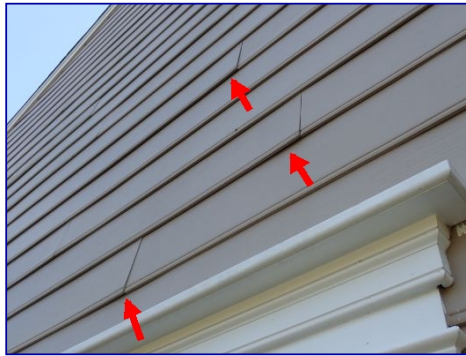
Lintels caulked.

## 6. Siding

- Caulk failed. Repair. FYI: Prevent water damage. Remove all loose or split caulk and clean before caulking with a paintable caulk(not silicone). Not all areas were visible during the inspection and the entire siding and trim need to be inspected. Caulking and painting are regular maintenance which will prolong the life of materials. Prime any bare wood before caulking.
- Clearance missing: siding-to-horizontal trim. Repair or replace. FYI: Prevent damage to siding, trim, or wood framing underneath. Install siding with a 1/4" uncaulked gap with Z flashing between the bottom of the siding and the top of horizontal trim below. Siding warranty may be void in these areas. Refer to the manufacturer's installation instructions.
- Clearance missing: siding-to-decking. Repair or monitor. FYI: Prevent damage to siding or wood framing. Recommend a minimum of 2" clearance between the bottom of siding and the top of the decking surface. Siding warranty may be void in this area.
- Siding damaged. Repair or replace. FYI: Prevent further damage. Replace damaged sections or fill the voids.
- Starter strip not visible. Repair. FYI: Cosmetic. Install the starter strip hidden under the first course to put the correct profile on the starter course. Refer to manufacturer's installation instructions.
- **Siding loose. Repair. FYI: Prevent damage or leaks. Secure all loose siding flush to the surface. Unsure what type of fasteners were used or where the fasteners are placed on the clapboard.**



Caulk failed. NW side at electric meter.



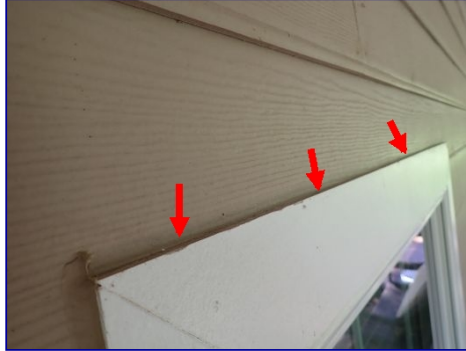
Siding loose. NW side.



Starter strip not visible.



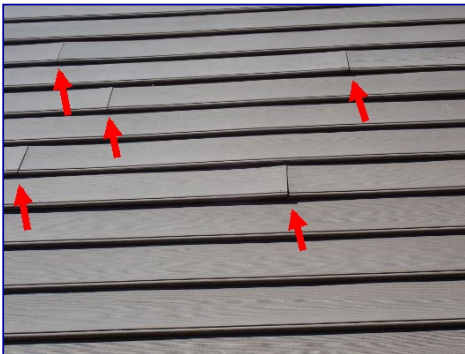
Clearance missing. Rear deck.



Clearance missing: Siding-to-horizontal trim. Caulk and paint missing.



Siding loose and damaged. SE side.



Siding loose. SE side.



Clearance missing: siding-to-horizontal trim. Caulk failed. Garage door frame.



Siding loose. SE side.

## 7. Exterior Trim

- Caulk failed. Repair. FYI: Prevent water damage. Remove all loose or split caulk, clean the surface, and prime any bare wood before caulking with a paintable caulk. Use a backer rod for large voids. Not all areas were visible during the inspection and the entire siding and trim need to be inspected. Caulking and painting are regular maintenance which will prolong the life of materials.
- Sealant missing. Door threshold. Repair. FYI: Prevent pests or leaks. Seal the threshold sides and bottom with a flexible sealant.
- Trim loose. Repair. FYI: Prevent damage or pests. Secure loose trim with exterior grade fasteners or connectors.
- Trim misaligned. Repair. FYI: The window sills are uneven and do not match. Install trim with even measurements.
- Trim missing. Repair. FYI: Prevent damage, leaks, or pests. Install or replace missing trim.
- Trim over siding. Repair. FYI: Prevent damage or leaks. Unsure how the water is handled in this area. Install trim below the siding with flashing and a gap for water to drain out over the trim.





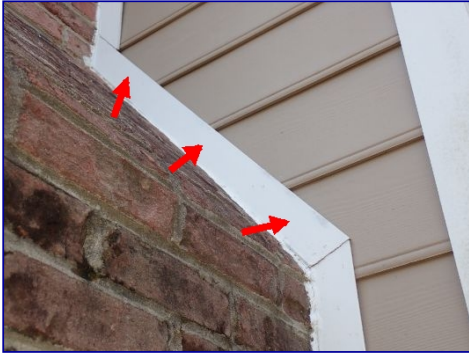
Sealant missing. Front door threshold.



Trim missing. Garage door frame.



Loose nail. Garage rake.



Trim over siding. NW side at chimney shoulder.



Paint missing. Cut edges.



Trim loose. NW side window sill.



Sealant missing. Door threshold. Rear.



Caulk failed. Rear door frame.



Trim loose. Under rear door threshold.



Trim misaligned. Window sills at siding.



Trim or trim wrap loose. SE side rear rake.



## *Exterior*

### **1. Gutters**

• Debris in gutter. Clean and maintain. FYI: Prevent standing water, overflow, or mosquitos. Control water flow away from the foundation. Recommend seasonal cleaning: more often if large trees nearby.



Debris in gutter. Lower front.

### **2. Downspouts**

• Downspout drains on roof. Repair. FYI: Prevent roof runoff or damage to roofing, siding, or trim. Install extensions directly into the gutter below.



Downspout drains on roof.

### **3. Drainage**

• Discharge location uncertain. Further evaluation advised. FYI: Recommend testing with water to determine the discharge point. Ensure that extensions discharge to a positive slope a minimum of 6 feet from the foundation. Recommend smooth-walled pipe and above-ground visible discharge points for all extensions.

• Downspout extension adapter missing. Repair. FYI: Prevent leaks or disconnection. Install an adapter to the end of the drain line and fully insert the downspout into the adapter.

• Perforated pipe installed. Replace. FYI: Prevent drainage near the foundation. Recommend above-grade smooth-walled solid pipe with above-grade discharge locations a minimum of six feet from the foundation.

• Flexible drain extension below grade. Repair or replace. FYI: Prevent damage, blockage, or leaks. The extension may not be intended for burial. Recommend smooth-walled pipe with above-grade visible discharge points.

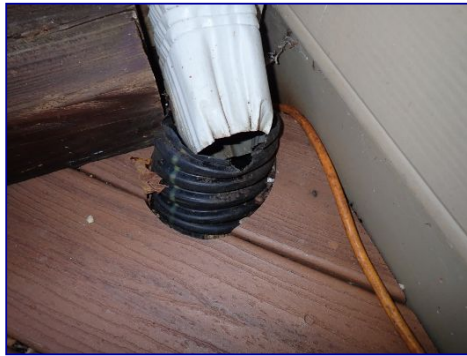
• Drain pipe not extended. Repair. FYI: Prevent constriction or blockage. Pull the extension taut and remove any extra length.

• Inverted connection. Repair. FYI: Prevent leaks or water damage. Install drain pipe connections with the upper component inserted into the lower component.

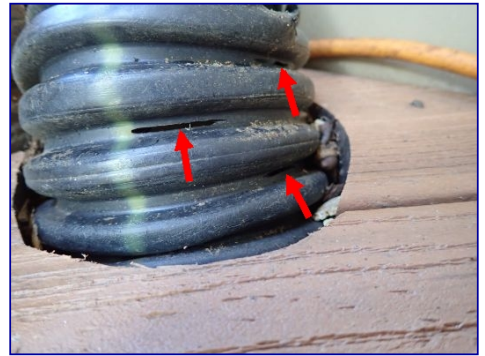
• Downspout extension discharges at foundation. Repair. FYI: Prevent water or moisture damage. Ensure that all downspout extensions discharge a minimum of 6 feet from the foundation.



Discharge location uncertain. Garage front.



Downspout extension adapter missing. Rear.



Perforated pipe installed. Rear.



Flexible drain extension below grade. Inverted connection. Drain pipe not extended. Rear.



Downspout extension discharges at foundation. Perforated pipe installed. Front east corner.



Downspout extension adapter missing. Front east corner.

## 4. Grounds

- Excessive slope. Repair. FYI: Prevent runoff, water damage, or structural settlement. Recommend a series of stepped retaining walls. Monitor for problems.
- Wood in contact with soil. Repair. FYI: Prevent pests and moisture retention. Remove the wood.
- Low or flat grade. Repair. FYI: Prevent water damage or moisture retention. Install a minimum grade of 1/2" slope per foot for 10' from the foundation. Remove any organic or porous material before raising the grade with clay soil at the foundation. Maintain 6" clearance to bottom of siding or trim where feasible.



Excessive slope. Rear.



Wood in contact with soil. Under rear deck.



Low or flat grade. Front.

## 5. Vegetation

- Dead branches. Remove. FYI: Prevent further damage, pests, or disease. Remove dead branches by cutting smoothly at the trunk or branch.
- Dead tree. Remove. FYI: Prevent damage, pests, or disease. Recommend removal. Wait until spring to be sure.
- Poison ivy. Remove. FYI: Prevent rash. Recommend removal.
- Vegetation close to structure. Remove or maintain. FYI: Prevent pathways for pests, moisture or debris retention, or damage to structure, siding, trim, screens, wires, or roofing. Keep plants 12-18 inches away from the building and keep trees 10 feet away from foundation and branches 6 feet from the siding and roof.
- Tree damaged. Repair. FYI: Prevent damage or disease. Recommend removing the tree fort and climbing wall. The tree appears to be a nice specimen tree. Recommend evaluation by an arborist.





Dead branches. Dead tree. Cherries in front.



Poison ivy. Numerous small plants in front.



Vegetation close to structure.



Vegetation close to structure.



Dead branches. Alberta spruce.



Tree damaged. Tree fort. Upper rear.

## 6. Driveway

- Sealant missing. Repair. FYI: Prevent water damage or unwanted growth. Install a flexible concrete sealant such as Quickrete Concrete Crack Sealant or Loctite PL S10 between the driveway and garage. Widen narrow cracks to a minimum of 1/4" and fill any deep voids with a backer rod.



Sealant missing. Driveway at garage.

## 7. Walkways

- SAFETY HAZARD- Stones loose. Mortar cracked. Repair. FYI: Prevent further damage. Trip hazard. Secure all loose stones and repoint cracked mortar.





Mortar cracked. Front.



Stone loose. Front.

## 8. Stoop

- FYI: No visible problems.

## 9. Steps

- FYI: No visible problems.

## 10. Stairs

- SAFETY HAZARD- Joist hangers installed. Replace. FYI: Prevent damage. Use a connector intended for the situation. Recommend stair stringer connectors.
- SAFETY HAZARD- Stair stringer connector not visible. Repair. FYI: Prevent failure and injury. Secure all stair stringers with stair stringer connectors or angled metal plates, etc.



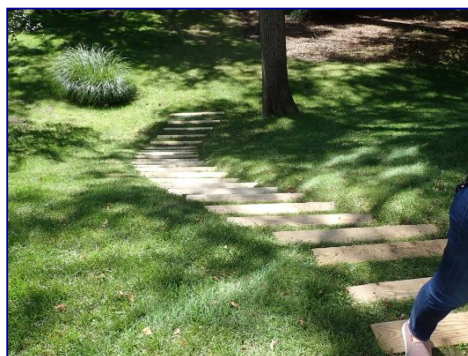
Joist hangers installed.



Joist hanger installed. Stair stringer connector not visible.

## 11. Railings

- SAFETY HAZARD- Handrail missing. Repair. FYI: Prevent injury. Install a handrail when four or more steps are in place.



Handrail missing. Rear.



## 12. Deck

- FYI: Limited visibility. Deck structure and connection to the house not visible at the time of the inspection. The cover may need periodic cleaning. Recommend removing some sections for structural inspection.
- SAFETY HAZARD- Carriage bolts installed. Washers missing. Replace. FYI: Prevent injury or damage. Carriage bolts were developed to secure metal plates to wood beams. Recommend lag bolts with washers, timber bolts, prefabricated metal connectors, or Fastenmaster ThruLOK screw bolts, etc.
- SAFETY HAZARD- Beam members loose. Repair. FYI: Prevent failure, damage, or injury. Secure the beam members together with structural fasteners staggered across the full length of the beam.
- SAFETY HAZARD- Ledger board flashing not visible. Repair. FYI: Prevent water damage, rust, corrosion, failure, or injury. The flashing protects the ledger board, hardware, and wall structure from deterioration due to water exposure. Install flashing up behind the siding and underneath of the decking so that the flashing covers the top of the ledger board and fasteners. Unsure of the condition of the fasteners behind the ledger board.



Ledger board flashing not visible. Side deck.



Beam members loose.



Carriage bolts installed. Washers missing.



FYI: Deck structure not visible, covered underside surface.

## 13. Exterior Walls

- FYI: No visible problems.

## 14. Pests

- Hornets. Repair. FYI: Prevent injury. Hornets may be aggressive. Seal all gaps and openings. Remove nesting material.



Hornet nest. Upper front.

## Structure

### 1. Foundation

- FYI: No problems visible at the time of inspection. Limited visibility.

### 2. Posts and Beams

- FYI: No problems visible at the time of inspection. Limited visibility.

### 3. Floor

- Joist hole proximity to support. Further evaluation advised. FYI: Prevent damage. The manufacturer lists one foot minimum clearance to supports for 2 inch holes, but this particular joist was not on the list. SolidStart 26. Refer to the manufacturer's installation instructions. Unsure if repairs are needed. Recommend a structural engineer.



Joist hole proximity to support. Basement storage room.

### 4. Stairs

- FYI: No problems visible at the time of inspection. Limited visibility.

### 5. Wall

- FYI: No problems visible at the time of inspection. Limited visibility.

### 6. Chimney

- Chimney crown not visible. Further evaluation advised. FYI: Prevent leaks and damage. A good chimney crown is about three inches thick and should be visible. Ensure that a sloped crown is installed and that the top of the chimney is sealed with no cracks. This can be done with the level 2 inspection.



Chimney crown not visible.

## 7. Attic Access

- SAFETY HAZARD- Pull-down stairs too long. Hardware loose. Repair or replace. FYI: Prevent injury or damage to stairs. Cut the stairs so that the joints line up flush and straight when full weight is placed on the stairs and secure all hardware.
- SAFETY HAZARD- Fasteners wrong type. Pull-down stair frame. Repair. FYI: Install 16 16penny nails or structural screws to fasten the stair frame. Screws or trim nails have little lateral strength. Structural screws do not have a phillips, slotted, or square drive.
- Seal missing. Pull-down stairs. Repair. FYI: Prevent energy loss. Recommend an insulated sealed box or cover above the opening with weatherstripping or an air-tight seal.



Pull-down stairs too long. Hardware loose.



Fasteners wrong type. Pull-down stairs frame.



Seal missing. Pull-down stairs cover.

## 8. Attic and Roof Structure

- Gusset plate damaged. Repair. FYI: This may compromise the integrity of the structure. Recommend a structural engineer for repair design.
- Repairs visible. Further evaluation advised. FYI: Truss repair appears to have been done. It is advised to obtain documentation, copies of permits, etc. or consult a structural engineer. In the inspector's opinion, the repairs looked professional, but the area was not accessible for closer inspection without disturbing the insulation. Damaged gusset plate repair suspected.



Repairs visible.



Repairs visible.



Gusset plate damaged.



# *Insulation, Ventilation, and Exhaust*

## **1. Floor Insulation**

- HEALTH HAZARD- Evidence of pests. Repair. FYI: Remove contaminated material. Seal all gaps and holes. Recommend consulting with a pest control specialist if the problem persists.



Evidence of pests. Tunnels. Basement storage room.

## **2. Attic Insulation**

- Insulation compressed. Repair. FYI: Compressed insulation has less insulating value. Install insulation evenly with no gaps or compressed areas.
- SAFETY HAZARD- Insulation in contact with flue. Repair. FYI: Install insulation a minimum of 1" from a double-wall flue pipe or not contacting a triple-walled flue. Install a metal baffle and seal the opening with metal panel, fire-rated caulk, or fire-rated foam.



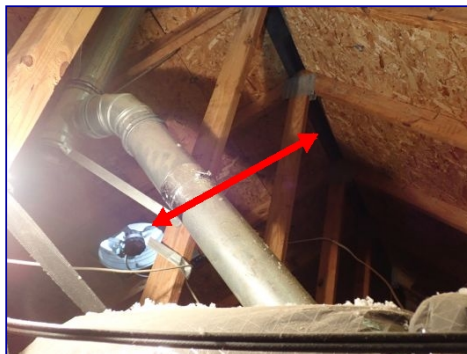
Insulation compressed. Footstep.



Insulation in contact with flue.

## **3. Attic Ventilation**

- Powered attic fan and ridge vent installed. Repair. FYI: Prevent air cycling. The powered fan interferes with passive venting if ridge vents are installed. Recommend permanently disabling the fan. The fan can be left in place for added passive ventilation. The fan was unplugged at the time of the inspection.



Powered attic fan and ridge vent installed.

#### 4. Furnace Exhaust

- SAFETY HAZARD- Clearance missing. Repair. FYI: Prevent damage. Double-wall flue clearance to combustibles is a minimum of 1 inch. Secure the humidifier drain line away from the flue.



Clearance missing. Humidifier drain line. Utility closet.

#### 5. Water Heater Exhaust

- FYI: No problems visible at the time of inspection. Limited visibility.

#### 6. Kitchen Exhaust

- FYI: No problems visible at the time of inspection. Limited visibility.

#### 7. Bathroom Exhaust

- Exhaust vents to roof vent. Repair. FYI: Prevent moisture or organic growth in the attic. Install the duct through the roof sealed to an exhaust vent. Use a dedicated vent and not a roof vent.
- Insulation missing. Repair. FYI: Prevent condensation. Install insulated ducts in unconditioned areas. Seal all duct, fan, and vent connections.



Exhaust vents to ridge vent. Insulation missing.

#### 8. Clothes Dryer Exhaust

- Exhaust vent not located. Further evaluation advised. FYI: Ensure that the clothes dryer vents to the exterior of the building and that the vent is readily accessible for inspection and cleaning.



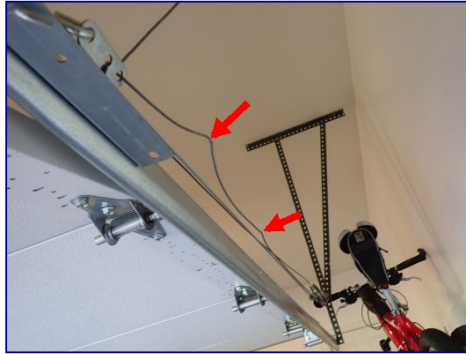
## Interior

### 1. Garage Door

- Controller loose. Repair. FYI: Prevent damage or injury. Secure the controller to the wall.
- Controller loose. Repair. FYI: Prevent damage or injury. Secure the controller to the wall.
- SAFETY HAZARD- Cable loose. Repair. FYI: Prevent damage or injury. The cable may come off of the roller. Remove the slack from the cable.
- Weatherstripping damaged. Door bottom. Repair or replace. FYI: Prevent pests or drafts. Repair the opening or replace the door bottom weatherstripping.



Controller loose.



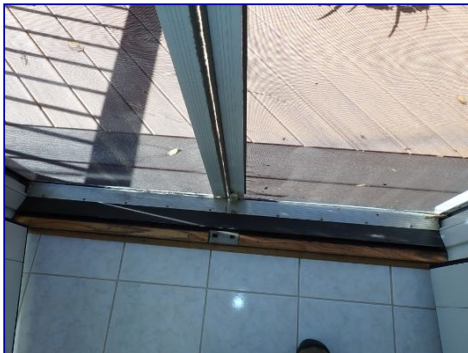
Cable loose.



Weatherstripping damaged. Both doors.

### 2. Exterior Doors

- SAFETY HAZARD- Garage entry door weatherstripping gap. Repair or replace. FYI: Prevent fire, fumes, exhaust, or drafts from entering the home. Ensure that the garage entry door perimeter is sealed airtight. Adhere or replace the door bottom weatherstripping.
- Screen door rubs. Repair. FYI: Prevent damage. Recommend cleaning the tracks and treat with silicone spray.



Screen door rubs. Kitchen.



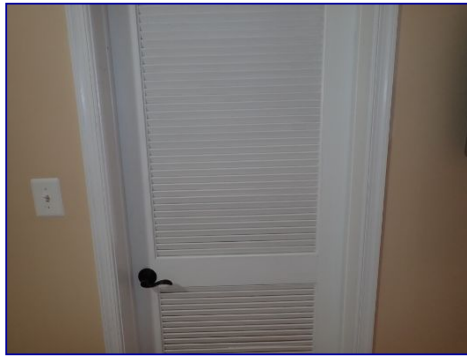
Garage entry door weatherstripping seal missing. Door bottom weatherstripping loose.

### 3. Interior Doors

- Doors misaligned. Repair or replace. FYI: Reinstall or adjust the doors to close square and even. Recommend shimming the hinges.
- Door backwards. Repair or replace. FYI: The louvers are intended to block visibility. Turn the door around or install a new louvered door.
- Strike plate misaligned. Repair. FYI: Ensure all hinges are tight before adjusting the strike plate to line up with the latch. The frame may need to be chiseled out to move the position of the strike plate. Fill screw holes with wood glue and hammer wooden dowels or matches tightly into the holes. When dry, drill new pilot holes and refasten strike plate.
- Hardware painted. Repair or replace. FYI: Remove the paint or replace painted hardware.



Doors misaligned. Basement bedroom closet.



Door backwards. Utility closet.



Strike plate misaligned. Utility closet.



Paint on hardware.



Paint on hardware.

## 4. Windows

- Glass fogged. Replace. FYI: This is an indication of a failed seal. The failed seal can not be fixed and either the glass sash or the window must be replaced. This is a cosmetic issue, but may be expensive to correct.
- Window painted shut. Repair. FYI: Cut the paint between the sash and the frame so that the window may be opened and closed.



Glass fogged. Family room skylight.



Window painted shut. Master bedroom closet.

## 5. Walls

- Air draft at receptacle. Repair. FYI: Prevent drafts or energy loss. Install receptacle insulation pads around the receptacle between the wall and receptacle cover.



Air draft at receptacles? Tape on basement rear wall receptacles.

## 6. Ceilings

- FYI: No visible problems.

## 7. Interior Trim

- Paint failed. Repair. FYI: Prevent loose chips or dust. Remove loose paint with a sharp scraper. Clean and prime before caulking and painting.



Paint failed. Office window frame.



Paint failed. Yellow bedroom.

## 8. Shelving

- SAFETY HAZARD- Shelf brackets loose. Repair or replace. FYI: Prevent damage or injury. Secure loose shelf brackets to the wall structure and ensure that all shelves are secure.
- Shelf warped. Repair or replace. FYI: Prevent further damage. Add additional bracing or replace with plywood, etc. Replace or reinforce the damaged bracket.



Shelf brackets loose. Front bedroom closet.

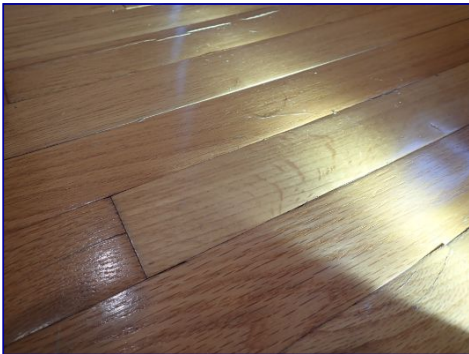


Shelf warped. Green bedroom.



## 9. Flooring

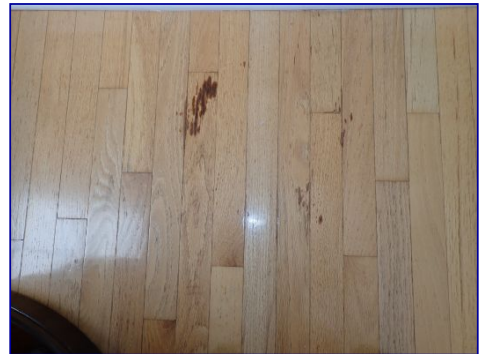
- Flooring crowned. Repair or replace. FYI: Surface water damage. Refinish or replace crowned flooring. Ensure that the entire surface is sealed watertight.
- Finish worn. Repair. FYI: Prevent damage or stains. Maintain a seal on the flooring. Refinish worn areas or refinish the entire flooring. Avoid aggressive barrel sanding. Recommend a 4 head orbital sander.
- Stains on flooring. Repair. FYI: Clean the stains or refinish or replace stained flooring.
- Carpet stained. Repair, replace, or remove. FYI: Clean the stains or replace stained flooring.
- Caulk missing. Repair. FYI: Prevent leaks and water damage. Recommend caulk at the floor perimeter in bathrooms, bathtubs, showers, and around clothes washers, water supplies, and exterior doors or porches.
- Tile cracked. Monitor or replace. FYI: Replace if tile becomes loose. Monitor for problems.



Flooring crowned. Foyer.



Finish worn. Family room.



Stains on flooring. Small spots.



Carpet stained. Basement bedroom.



Caulk missing. Floor perimeter.  
Basement bathroom.



Tile cracked, not loose. Basement  
bathroom.

## 10. Stairs

- FYI: No visible problems.

## 11. Railings

- Paint failed. Repair. FYI: Prevent further damage. Remove all loose paint and refinish the entire surface.
- SAFETY HAZARD- Broken transition. Repair. FYI: Prevent loss of grip, snags, or injury. Recommend a continuous handrail.



Paint failed. Family room.



Broken transition. Basement stairwell.



## 12. Countertops

- FYI: No visible problems.

## 13. Cabinets

- FYI: No visible problems.

## 14. Mirrors

- FYI: No visible problems.

## 15. Fire Protection

- SAFETY HAZARD- Smoke alarms missing in bedrooms. Repair. FYI: Install one smoke alarm in each bedroom, one in the bedroom hallway, and one on each level. Install smoke alarms on the ceiling at least 6" from the wall or on the wall no closer than 4" to the ceiling. Ensure that there is no door or other obstruction preventing smoke from reaching the alarm.



Smoke alarms missing in bedrooms.

# Electrical

## 1. Service Entrance

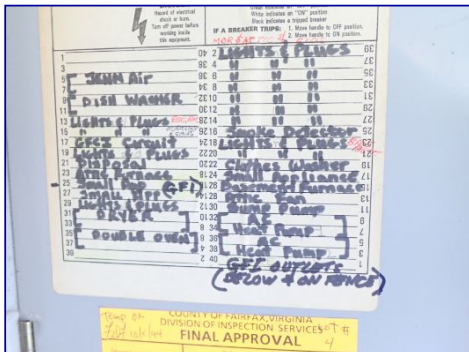
- Meter settled. Repair. FYI: Prevent damage or leaks. The conduit in the ground appears to have settled and pulled the meter down with it. Repair failed caulk around the meter and monitor for problems.



Meter settled. Sealant failed. NW side.

## 2. Electric Panel

- SAFETY HAZARD- Panel poorly labeled. Repair. FYI: Ensure that all circuits are correctly labeled. Unsure which breaker is for which heat pump.
- Multiple neutrals under one lug. Repair. FYI: Recommend one white neutral wire per lug. Reorganize the neutrals or install pigtails when other electric work is being done.
- SAFETY HAZARD- Breaker undersized. Further evaluation advised. FYI: Ensure proper operation. Installed breaker is smaller than the rated minimum. Ensure that the panel is correctly labeled. Recommend a qualified electrician.



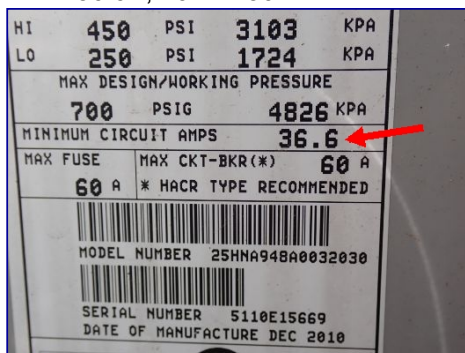
Panel poorly labeled.



Breaker undersized. A/C minimum 36.6A, 20A or 30A installed.



Multiple neutrals under one lug.



Breaker undersized. Heat pump minimum 36.6A, 20A or 30A installed.

## 3. Grounding

- SAFETY HAZARD- Ground not visible on gas line. Further evaluation advised. FYI: Recommend a qualified electrician ensures that the gas line is bonded to the electrical system ground to neutralize any electric potential between the two systems.

## 4. Wiring

- SAFETY HAZARD- Adapter installed. Remove. FYI: Adapters may overheat from poor connections, overloading the circuit, or may not provide a ground to sensitive equipment. Recommend installing additional receptacles in areas where extra service is needed.
- SAFETY HAZARD- Concealed wiring. Repair. FYI: Low voltage, lamp cord, or wires with plugs not rated for concealment in or through walls, cabinets, electrical boxes, or any other concealed areas. Mount the wires on the cabinet or wall surface.
- SAFETY HAZARD- Multiplier installed. Repair. FYI: Multipliers can overheat from poor connections or overloading the circuit. Recommend a permanent separate receptacle be installed if extra service is needed. At a minimum, secure all wiring out of harm's way.



Multiplier installed. Office.



Concealed wiring. Under-cabinet countertop lights. Kitchen.



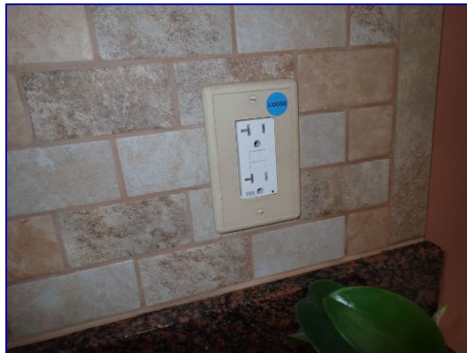
Extension cord wiring. Rear lights.

## 5. Receptacles

- SAFETY HAZARD- Receptacles worn. Replace. FYI: Loose connection to plugs on the top outlets of several receptacles. Prevent overheating, damage, or burns. Replace all worn receptacles.
- SAFETY HAZARD- GFCI protection missing. Repair. FYI: (Ground Fault Circuit Interrupter) protection missing. Electrocutation hazard. Recommend GFCI protection in the kitchen at countertops, bathrooms, laundry room, garage, crawlspace, unfinished basement, outside, and within six feet of all plumbing fixtures, and on whirlpool bathtubs. Although it may not have been required when the building was constructed, installing GFCI receptacles is an upgrade in safety and highly recommended.
- SAFETY HAZARD- Receptacles loose. Repair. FYI: Prevent electrocution, damage, or fire. Remove the cover plate to secure the receptacle to the box. Ensure that the boxes are secure and install the cover plate flush to the surface with no gaps. Recommend metal cover plates. Blue dots.



Receptacle worn. Foyer.



Receptacle loose. Kitchen countertop.



GFCI protection missing. Kitchen countertop next to refrigerator.



Receptacle worn. Kitchen.



Receptacle worn. Family room.



Receptacle worn. Basement.



Receptacle worn. Basement.



Receptacle loose. Master bedroom.



Receptacle worn. Green bedroom.

## 6. Switches

- Knobs missing. Repair or replace. FYI: Replace missing knobs or replace the dimmers.
- Dimmer inoperable. Repair or replace. FYI: The dimmer does not operate the light on the ceiling fan. Ensure that the fan is correctly wired. Recommend a qualified electrician.



Knobs missing. Basement bedroom.



Dimmer inoperable. Basement bedroom ceiling fan.



Knobs missing. Green bedroom.

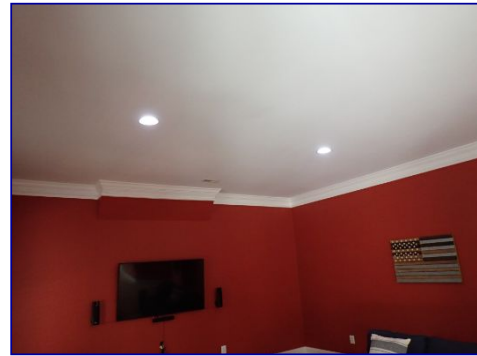
## 7. Light Fixtures

- Bulb wrong size or type. Repair or replace. FYI: Appears to be the wrong size. Refer to the label in the fixture for bulb size and type.
- Bulb wrong type. Repair or replace. FYI: Bulb does not fully dim. Ensure that the bulb is compatible with the dimmer, replace the type of bulb, replace the type of dimmer, or remove the dimmer.





Bulb wrong size. Office.



Bulbs wrong type? Does not fully dim. Basement.

## 8. Ceiling Fans

- Ceiling fan inoperable. Further evaluation advised. FYI: Not operable at the time of the inspection. Replace damaged parts or replace the fan. Recommend a qualified electrician.
- SAFETY HAZARD- Ceiling fan mount misaligned. Repair. FYI: Prevent damage or injury. Ensure that the fan is installed according to the manufacturer's instructions.



Ceiling fan inoperable. Family room.

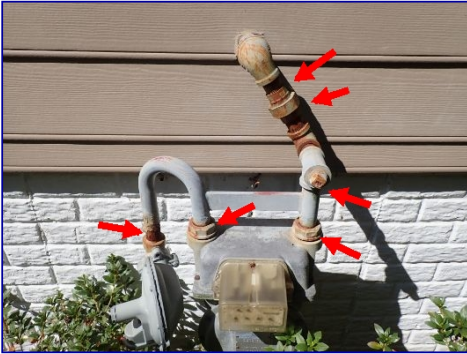


Ceiling fan mount misaligned. Green bedroom.

# Plumbing

## 1. Fuel

- SAFETY HAZARD- Pipe loose. Repair. FYI: Prevent damage or leaks. Secure loose pipes.
- Rust visible. Repair. FYI: Prevent further damage. Clean, prime and paint rusted pipes, apply a rust converter, or replaced damaged components.



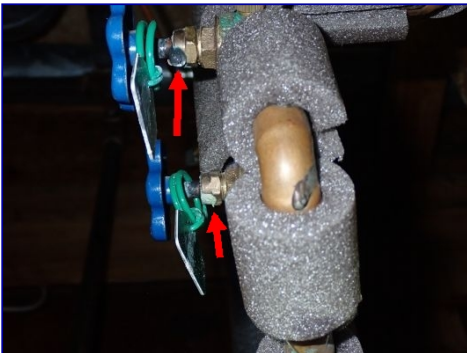
Rust visible. Pipes and fittings. SE side.



Pipe loose. Attic.

## 2. Water Shutoff Locations

- Water stains. Repair. FYI: Ensure all valve nuts and fittings are secure. Replace damaged pipes, valves, or fittings. Clean the stains and monitor for problems.
- **Leak visible. Shutoff valve above water heater. Repair or replace. FYI: Prevent further damage. The leak is damaging the water heater. Secure the valve nut or replace the shutoff valve.**



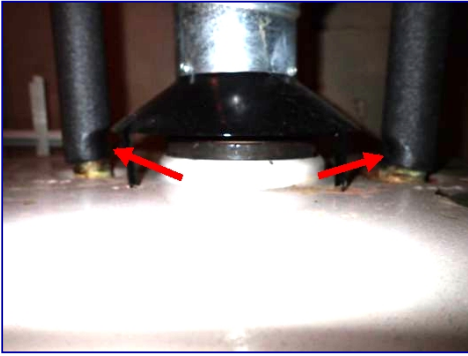
Leak visible. Water stains. Exterior hose bibb shutoff valves. Utility closet.



Water stains. Refrigerator water line shutoff valve. Utility closet.

## 3. Water Heater

- Clearance missing. FYI: Prevent burns. Recommend 6 inch clearance to combustibles. Remove the pipe insulation from near the hood and vent connector.
- SAFETY HAZARD- Flame shield loose. Repair. FYI: Prevent damage or burns. Secure the flame shield to cover the opening.
- Rust visible. Further evaluation advised. FYI: Prevent further damage. Ensure that the cause of the rust is repaired. Replace damaged components. Expect reduced life expectancy. Monitor for problems or replace the water heater.



Clearance missing. Insulation on pipes melted.



Flame shield loose.



Water stain. Rust visible. Utility closet.

#### 4. Water Supply

- FYI: No visible problems. Limited visibility.

#### 5. Exterior Water Supply

- FYI: No visible problems.

#### 6. Drain/Waste/Vent

- Pipe drains on cover and on floor. Repair. FYI: Prevent rust, wicking of water onto cover and floor, and damage to equipment. Recommend a short elbow on the end of the pipe passing through a hole in the cover so that the water drips below the cover. Maintain an air gap between the end of the pipe and water in the drain. Recommend a plastic cover.
- Drain cover rusted. Replace. FYI: Prevent further damage or damage to concrete. Recommend a plastic cover with holes to allow the drain pipes to pass through.
- Pipe loose. Repair. FYI: Prevent leaks or damage. Secure all loose pipes.
- Water stains. Repair. FYI: Prevent damage from leaks. Clean the stains and secure loose plumbing or replace damaged components. Monitor for problems.



Water stains. Half bathroom.



Pipe drains on floor. Pipe drains on cover. Cover rusted. Pipes loose. Utility closet.

#### 7. Sump Pump

- Sump pump not visible. Further evaluation advised. FYI: Prevent water damage. There appears to be a sump pump drain pipe installed but no sump well was seen at the time of the inspection. Consult with the homeowner or a qualified plumber.





Sump pump installed?

## 8. Toilets

- Toilet loose at floor anchor bolts. Repair. FYI: Prevent leaks and water damage. The wax ring underneath may not form a seal. Remove the toilet, inspect the floor underneath for leaks and damage, secure the closet flange to the floor structure with corrosion-resistant fasteners, and reinstall the toilet with a new wax ring.



Toilet loose at floor anchor bolts. Half bathroom.



Toilet loose at floor anchor bolts. Upstairs hall bathroom.

## 9. Sinks

- Sink dirty. Repair. FYI: Prevent organic growth. Clean the sink at the countertop. Clean and seal the seam with a countertop caulk. Ensure that the sink is secure.
- Handle loose. Repair. FYI: Prevent damage or leaks. Secure loose handles.



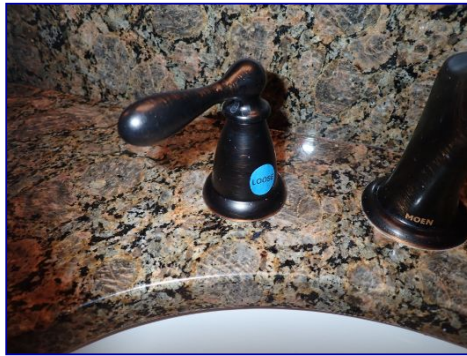
Sink dirty. Sink at countertop. Half bathroom.



Sink dirty. Sink at countertop. Basement bathroom.



Sink dirty. Sink at countertop. Master bathroom.



Handle loose. Upstairs hall bathroom.

## 10. Bathtubs

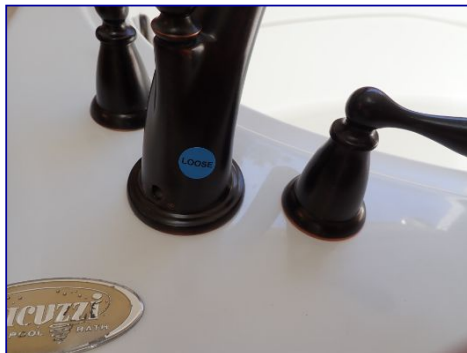
- Diverter leaking. Repair or replace. FYI: Adjust, clean, replace damaged parts, or replace the spout.
- Support missing. Monitor or repair. FYI: Prevent damage or leaks. The bathtub base deflects when stood on. Recommend installing bathtubs with support under the entire base.
- Caulk failed and missing. Repair. FYI: Prevent leaks and water damage. Caulk the bathtub where it meets the wall and the floor, and at all angled planes in or near the bathtub and shower. Remove all loose or failing caulk or grout and clean before caulking with a bathtub caulk.
- Grout cracked. Repair and monitor. FYI: Prevent leaks and water damage. Remove any loose material and reset any loose tiles before repairing failed mortar. Caulk all angled planes after grouting.
- Spout loose. Repair. FYI: Prevent damage or leaks. Secure the spout from underneath. Caulk the top and sides if necessary.

Caulk failed. Bathtub perimeter.  
Basement bathroom.

Diverter leaking. Basement bathroom.



Support missing. Master bathroom.

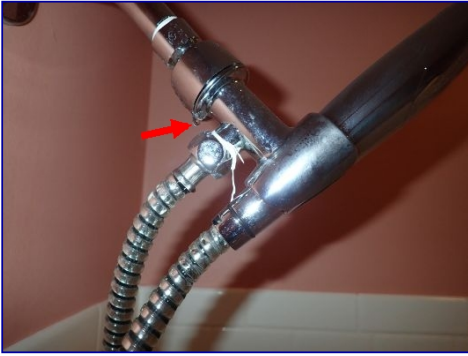
Caulk missing. Grout cracked. Bathtub  
perimeter.

Spout loose. Master bathroom.

Caulk missing. Bathtub perimeter.  
Upstairs hall bathroom.

## 11. Shower

- Gap in door seal. Repair. FYI: Prevent leaks and water damage. Recommend a larger seal to cover the opening.
- Grout sealant not visible. Repair. FYI: Prevent water absorption, staining, or damage to grout or tile. Clean and seal all grout before caulking.
- Leak visible. Repair or replace. FYI: Tighten the shower head or replace damaged parts.



Leak visible. Shower head. Basement bathroom.



Grout sealant not visible.



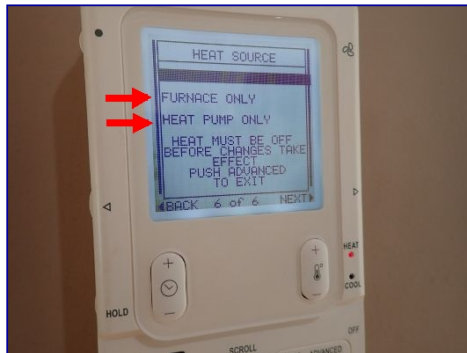
Gap in door seal. Master bathroom.



# Heating and Air Conditioning

## 1. Thermostat

- FYI: No visible problems.



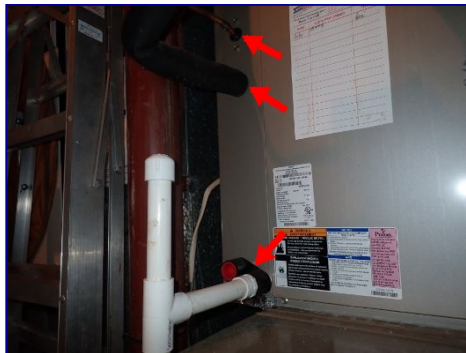
FYI: The heat can be set to electric heat pump or gas furnace. Advanced setting #6.

## 2. Air Handler

- Construction dust suspected in air handler. Repair. FYI: Construction dust may be corrosive to the evaporator coil. System warranty may be void. Professionally clean the air handler, blower fan, and, most importantly, clean the evaporator coil.
- Humidifier water panel dirty. Repair or replace. FYI: Prevent unhealthy air quality or blockage. Clean or replace the water panel and maintain or remove the humidifier.
- Sealant missing. Repair. FYI: Prevent energy loss, damage from condensation, or contaminants in the equipment. Seal all gaps in the cabinet with duct seal putty at cabinet penetrations, HVAC tape on the evaporator coil cover, and mastic tape or duct mastic at all joints and seams.
- Trap missing. Condensate drain line. Repair. FYI: Prevent energy loss. A trap in the line prevents conditioned air from being pushed out of the drain. Install a P trap with an accessible cleanout. Traps need periodic cleaning.



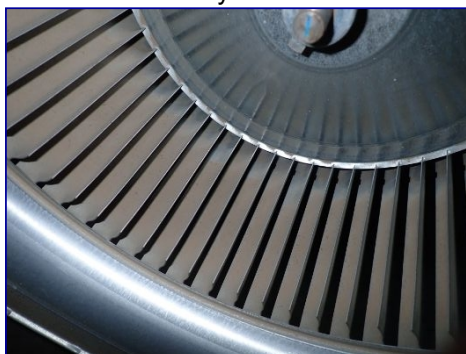
Trap missing. Condensate drain line.  
Utility closet.



Sealant missing. Cabinet penetrations.  
Utility closet.



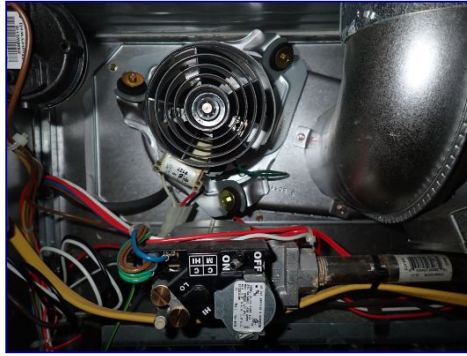
Humidifier water panel dirty. Utility  
closet.



Blower fan dirty. Construction dust suspected.

## 3. Furnace

- Exhaust fan noisy. Further evaluation advised. FYI: Prevent damage or failure. The exhaust fan was noisy upon startup, and when the gas turned on the noise went away. Monitor for problems or consult a qualified HVAC technician.



Exhaust fan noisy upon startup. Utility closet.

#### 4. Heat Pump

- FYI: No visible problems.

#### 5. Air Handler #2

- Insulation missing. Repair. FYI: Prevent condensation or water damage. Condensation may form on any uninsulated areas of the condensate drain line. Install insulation with no gaps. Recommend insulated tape.
- Sealant failed. Repair. FYI: Prevent energy loss, damage from condensation, or dirt in the equipment. Seal all gaps in the cabinet with duct seal at cabinet penetrations and metal tape or duct mastic at all joints and seams.
- Trap dirty. Repair. FYI: Prevent clogs and water damage. Clean the trap and maintain yearly.
- Cover loose. Clasp missing. Repair. FYI: Prevent damage or injury. Replace the missing clasp and secure the cover to the cabinet.

• **Service platform small. Repair. FYI: Prevent damage. The attic air handler is facing away from the hatch and one must navigate through the trusses, ductwork, or refrigerant lines to get to the air handler, where there is very little room to stand. Install a minimum 30" x 30" service platform directly in front of the air handler service access panel. Recommend installing a walkway to reach the air handler or change the orientation to face the hatch.**



Sealant failed. HVAC tape. Attic.



Trap dirty. Condensate drain line. Attic.



Insulation missing. Condensate drain line. Attic.



Service platform small. Attic.



Cover loose. Clasp missing. Attic.



## 6. Furnace System #2

- FYI: The furnace did not turn on at the time when the inspector was in front of the air handler in the attic. The homeowner showed us how to select the heat type at the end of the inspection. Set the thermostat to furnace heat and test for function.

## 7. Heat Pump System 2

- FYI: No visible problems.

## 8. Air Filter

- Air filter dirty. Replace. FYI: Prevent restricted airflow or unhealthy air quality. Change the filter now and then monthly inspection is advised. Clean the return air duct.



Air filter dirty. Utility closet.

## 9. Ductwork

- Ducts dirty. Repair. FYI: Prevent unhealthy air quality. Recommend professional cleaning.
- Sealant failed and missing. Repair. FYI: Prevent air leaks, energy loss, uneven distribution, or damage or organic growth from condensation. Seal all gaps, joints, and holes in ductwork with duct mastic or mastic tape. Alternately, the entire system can be professionally cleaned and sealed from the inside of the ductwork: <http://www.aeroseal.com/>



Duct dirty. Dining room.



Sealant missing. Joints and seams.  
Utility closet.



Duct dirty. Return air in utility room.



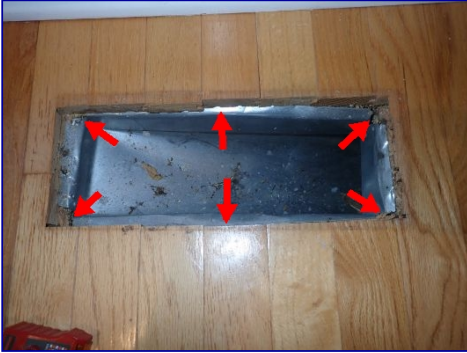
Sealant failed. HVAC tape. Attic.



## 10. Room Heating and Cooling

- Sealant missing around floor register boxes. Repair.

FYI: Prevent drafts, pests, or energy loss. Secure and seal the perimeter of all floor register boxes.



Sealant missing around floor register boxes.



Sealant missing around floor register boxes.

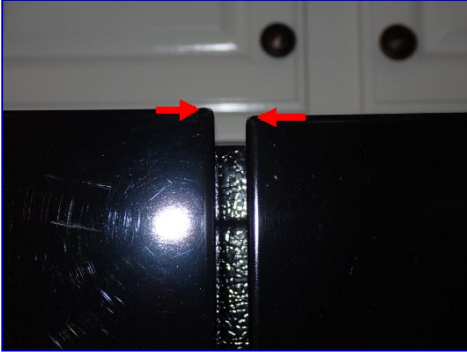
## 11. Gas Fireplace

- FYI: No visible problems.

# Appliances

## 1. Refrigerator

- Coils dirty. Repair. FYI: Prevent reduced efficiency and lifespan. Clean the coils. A vacuum only cleans the front of the coil and a refrigerator coil brush or rolling the refrigerator out onto a protective floor covering may be necessary to reach the entire coil. Recommend annual cleaning, or more often if there are pets in the house.
- Doors misaligned. Repair. FYI: Level the refrigerator left to right and tilt backwards 1-2 degrees. Adjust the height of the feet by turning the feet or adjusting the feet screws. The door height may also be adjustable.



Doors misaligned.



Coils dirty. Refrigerator bottom.

## 2. Dishwasher

- Dishwasher drain line high loop low. Repair. FYI: Prevent sink drain backflow into dishwasher. Secure the dishwasher drain line no lower than directly to the underside of the countertop. Any built-in high loops installed on the back of dishwashers are typically not high enough.



Dishwasher drain high loop low. Under kitchen sink.

## 3. Garbage Disposal

- Rust and corrosion visible. Monitor or replace. FYI: Prevent leaks and water damage. Monitor for leaks or replace the disposal.



Rust and corrosion visible.

## 4. Oven

- FYI: No visible problems.

## 5. Cooktop

- Grease filter dirty. Repair or replace. FYI: Grease filters are removable and easily cleaned by hand with mild soap and water or in the dishwasher. Any charcoal filters need periodic replacement depending on use.



Grease filter dirty.

## 6. Clothes Washer

- Control panel damaged. Repair or replace. FYI: Prevent further damage. The panel is delaminating. Replace damaged parts or replace the clothes washer.



Control panel damaged. Delaminating.

## 7. Clothes Dryer

- Control panel damaged. Repair or replace. FYI: Prevent further damage. The panel is delaminating. Replace damaged parts or replace the clothes dryer.
- SAFETY HAZARD- Lint buildup in dryer. Repair. FYI: Fire hazard. Ensure that there is no lint in proximity to the heating element. Clean the lint from the inside of the cabinet.



Lint buildup in dryer.



Control panel damaged. Delaminating.