



CHARLES BUELL INSPECTIONS, Inc.

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WSDA Inspection Control No.

1198AQ078

WSDA License #67488

# BUILDING INSPECTION REPORT

Main Street, Somewhere, WA



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ASHI Member #246514

INSPECTOR:  
Charles Buell

WA State Licensed Home Inspector #220

WA State Licensed Structural Pest Inspector, #67488

Inspection Report #:

90511CB 897

# INSPECTION INFORMATION:

CLIENT INFORMATION:	PROPERTY INFORMATION:
Client: <u>Great Client</u>	Address: <u>Main Street, Somewhere, WA</u>
Address: <u>17123 22nd Ave NE, Shoreline, WA 98155</u>	Type: <input checked="" type="checkbox"/> Condo <input type="checkbox"/> ? units # of Stories: <input type="checkbox"/> 8
Telephone: <u>206 478-7371</u>	Building Age: <input type="checkbox"/> 2010 Square ft: <input type="checkbox"/> 892 Additions: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Client is: <input checked="" type="checkbox"/> Buyer	(some of this info from MLS listing and other sources---accuracy should be verified)
E-Mail: <u>youremail@somewhere.com</u>	# of Kitchens: <input type="checkbox"/> 1 # of Bedrooms: <input type="checkbox"/> 1
	Bathrooms: <input type="checkbox"/> 1 Full, <input type="checkbox"/> Full (shr & tub), <input type="checkbox"/> 3/4, <input type="checkbox"/> 1 1/2, <input type="checkbox"/> 1/4.

For the purpose of this report the front entry of the building is assumed to be on the:

South West side of the building

Weather at time of inspection: Temperature, Degrees F:  75

Clear Skies

Soil Conditions:

Dry Soils

Home Occupancy Status:

Vacant, How long:  New Construction

Present at Inspection:

Buyer Present

Buyer's Agent Present  Great Agent

### SCOPE AND LIMITATIONS OF THE INSPECTION:

The inspection and report are intended to provide the client with information regarding the condition of the systems and components of the property as observed at the time of the inspection. The inspector examines the readily accessible systems and components using normal operating controls. The inspection is not technically exhaustive, and will not identify concealed conditions or latent defects. Any comments offered by the INSPECTOR that could be construed as over or beyond the standards of practice or the language of this contract, are offered as a professional courtesy. Refer to the Washington State, Standards of Practice (<http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true>) Standards of Practice and/or Pre-Inspection Agreement for additional information regarding the scope and limitations of the inspection. The Standards of Practice are linked below and describe the "minimum" standards a Licensed Washington State Home Inspector must adhere to:

#### Washington State Standards of Practice

All homes are likely to have some faults which may range from cosmetic defects to major safety hazards. Not all defects will be found. While some minor deficiencies may be mentioned, the emphasis of this report is to inform the buyer of the property condition by detecting deficiencies or circumstances that may affect the structural integrity of the building and its components and its safe use as a residence.

You are encouraged to obtain competitive estimates for major repair needs. Safety and health issues should be addressed promptly. It is recommended that all corrective work, other than routine maintenance activities, be performed by qualified licensed contractors.

**If you were not present during the inspection, you are urged to contact the inspector for a verbal consultation. If you choose not to consult with the inspector, the inspection company cannot be responsible for misinterpretation of the report.**

### EXPLANATION OF TERMS USED IN REPORT:

- N/A (Not Applicable):** The component was not present, was not within the scope of the inspection, or was not inspected for other reason (s) as noted.
- Satisfactory:** The component appeared to be functional at the time of the inspection. Although some evidence of wear and tear may exist, no evidence of a substantial defect was observed.
- Upgrade:** A missing component, which, when added, would improve the overall quality of the home environment.
- Monitor:** The component is in marginal condition and/or nearing the end of its service life. Recommend monitoring to determine if or when corrective action is needed. Repair or replacement at this time is considered optional.
- Evaluate:** The condition of the component could either not be determined, or evaluation was beyond the scope of the inspection. Recommend further evaluation by a specialist or appropriate licensed tradesperson.
- Repair / Replace:** The component was either not functioning or was exhibiting a major defect at the time of the inspection. Recommend repair or replacement by a licensed contractor or appropriate tradesperson.
- Safety:** The condition of the component, or the lack of the component altogether, represents a possible safety hazard to pets, children, and adults. **Corrective action is recommended/required.**
- Wood Destroying Organism (WDO):** This indicates evidence of wood destroying organism activity, or conditions that can cause it. Recommend appropriate action to eliminate potential pest damage (See section 1200).

**X Maintenance:** The component showed impaired function at the time of the inspection. Recommend maintenance or minor repair, as appropriate. This work might typically be done by a knowledgeable homeowner or handyman.

**X Energy Conservation:** The addition of, or defects in, this condition and/or component is related to the home's energy efficiency.

Occasional typographical errors will occur. I apologize in advance for these typos and spell-check errors. If any of these typos make the report unclear or confusing please contact me immediately for clarification/correction.

**Photographs:** Digital photographs and illustrations may be included in this report. If included, their purpose is to better illustrate an observation or recommendation. No degree of importance should be inferred by the presence or absence of photos and illustrations. Some pictures will undergo lightening, darkening, cropping and have call-outs and other "overlays" present, but the image itself will not be altered unless specifically noted on the picture.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property, and this report will attempt to identify such items when possible.

Throughout the report, reference may be made to moisture conditions and percentages of moisture content. These moisture readings are obtained by the use of a Protimeter, Surveymaster Moisture Meter.

Ranges, Dish Washers, and Refrigerators are typically tested for basic function (Do they turn on). No assertions are made as to how well they function. Microwave ovens, clothes washers/dryers are not operated.

It is beyond the scope of the Standard Home Inspection to identify components within the home that may have been part of a "manufacturer's recall". Mention of specific recalls within this report **must not be construed to mean** that all such items have been identified, or that such identification is part of a Standard Home Inspection. When possible, appliance Model Numbers and Serial Numbers are included in the report and can be used to check for recall related issues. If you have any question about specific appliances, information can often times be found at the CPSC (Consumer Products Safety Commission) website: <http://www.cpsc.gov>, <http://search.cpsc.gov/query.html> or contact the manufacturer directly.

This report may suggest Improvements and upgrades. While building codes are constantly changing, home owners are NOT generally required to make these changes to an existing structure.

**ENVIRONMENTAL/MOLD ISSUES (AND EXCLUSIONS)** – The reported or actual health effects of many potentially harmful, toxic or environmentally hazardous elements that may be found in building materials or in the air, soil, water in and/or around any house are varied, and, in some cases controversial. A home inspection does not include the detection, identification or analysis of any such elements or related concerns such as, but not limited to, mold, allergens and other biological contaminants, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, Chinese drywall, refrigerants and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness or appropriateness of any method or system (e.g., water filter, radon mitigation, etc.), designed to prevent or remove any hazardous or unwanted materials or elements. An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. The noting of the presence of materials commonly considered to contain asbestos, formaldehyde, lead, mold etc in the inspection report, should not be construed to mean the inspector is inspecting for these things but instead should be seen as a "heads-up" regarding these materials and further evaluation by qualified professional may be warranted.

For the latest information regarding Chinese Drywall please visit the following link at CPSC/HUD:

<http://portal.hud.gov/hudportal/documents/huddoc?id=IDguidance031811.pdf>

Throughout this report, comments will be made as to the presence or absence of components or parts of components. This must not be construed to mean that these components or parts of components exist (or don't exist) in concealed areas or behind finished surfaces.

For example: if foundation bolting was seen in one area, it does not mean that the bolting exists (or doesn't exist) in areas that are concealed. Also if an item was noted as "not being visible," that should not be construed to mean that none of whatever was "not visible" does not exist on the premises---it just means none was noted at the time of inspection and should be seen as a "heads-up" that the concern or condition might be present but hidden, or that the conditions that would allow its presence to be known was not replicated at the time of inspection.

The main body of the report consists of the Summary, the Information/Maintenance Section, and the Narrative Section. The summary section is copied from the Narrative Section. The Information/Maintenance section is general information about the house, some of which is expanded upon in the Narrative Section. All sections are needed to gain the most complete picture of the condition of the home at the time of inspection and careful reading of all sections is recommended.

Many of the observations detailed in the Information/Maintenance section of the report that are related to more "cosmetic" issues should not be construed as "all inclusive" but should instead be seen in as "suggestive" or as a "guideline" of conditions that may exist elsewhere in the home. It is not the focus of the report to comment extensively on cosmetic issues but I do on occasion make note of them to help complete the "snap-shot" of the home at the time of inspection. For example, "nail-pops" seen in one room are likely to be seen (and should be anticipated) in other rooms even though I may not have noted them in the report.

Throughout the report I may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

Workman qualifications: In the text of the report, in some instances, I recommend that work be done by a "qualified" person or "qualified" parties. I consider qualified parties, in licensed trades, to be those individuals who hold the necessary licenses to legally work in their profession -- licensed electricians, licensed pest control applicators, licensed plumbers, licensed HVAC professionals, licensed engineers, licensed general contractors, etc. In instances where a task may not, typically, need to be done by a person with a license, my recommendation is to hire an individual to do the work who is, based on past training, experience or expertise, qualified to further evaluate the condition or problem listed in the report and to then make appropriate repairs.

For additional fees, this inspector can perform invasive inspection of concealed areas if desired. Please contact the inspector for more information regarding this service.

**PAYMENT RECORD:**

**Total Inspection Fee:** \$  Date:

Fee Paid By:  Check  Cash  Credit Card, type:

# SUMMARY OF SIGNIFICANT FINDINGS:

Potentially significant findings are summarized below. A "Significant Finding" is defined as a substantial safety hazard; or, a deficiency requiring a major short term expense to correct. This summary is not a complete listing of the findings in the report, and reflects the opinion of the inspector. Please review all of the report pages. All repairs must be done by the applicable qualified, licensed & bonded trade or profession. I recommend obtaining receipts and warranties for the work done (including copies of any necessary permits).

Many of these Narrative comments in the Summary have pictures and web links that better clarify the issues. Please refer to their place in the report body for additional clarification/information. Lack of information under any given component only means that, in my opinion, there was nothing in the body of the report that warranted posting it to the Summary. There will certainly be valuable information under each applicable component in the body of the report.

Many of the items on this list are likely things that are already on the builders own "punch list," and are only listed here as a reminder. There are other things throughout the report that should be brought to the attention of the builder that are not included in this list.

000 Grounds:

100 Exterior & Garage:

200 Foundation / Structure:

300 Roof & Attic:

400 Electrical:

- #1** Some of the labeling in the panel is not consistent with the location of lock-out devices present on breakers in the panel. Currently, appliances in the home that likely require lockout devices would be the oven unit, the dishwasher, and possibly the HVAC unit. Consult with the builder/seller as to these requirements or consult with licensed electrical contractor. All circuit labeling should be checked and corrected as deemed necessary.

Note that the "Oven/Microwave" is not labeled on the legend.

- Evaluate
- Repair/Replace/Install
- Safety

- #2** No tamper-resistant receptacles were noted in the home. Electrical permits drawn after June 6, 2009 would likely require this type of receptacle throughout the home. Upgrading to current standards is recommended for improved safety especially if there are to be small children around. This jurisdiction may also not require them. Discuss with builder/electrician.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety

- #3** The cover for the outdoor GFCI receptacle on the deck has a broken cover. I recommend proper repairs/replacement by the licensed electrical contractor or other qualified person.

- Repair/Replace/Install
- Safety

- #4** No Carbon monoxide alarm/ detectors were observed. I recommend that homeowner/handyman install a carbon monoxide alarm/ detector according to the manufacturers specifications. These alarm/ detectors are suggested in all homes with fuel burning appliances. A plug-in type detector with digital readout is preferred. Sometimes there are combination smoke/ carbon monoxide alarm/ detectors in the home (**verify with builder**).

These alarms are now required, in some buildings, in all locations adjacent to sleeping areas in the home and are required to be maintained according to the manufacturer's instructions by the tenant of the home.

- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

#### 500 Heating & Cooling:

**#5** One of the requirements of the drain from the pan under the HVAC is that it be installed in a manner such that it can be monitored for leaking. I do not know if the drain visible next to the washer/dryer is the secondary drain from the pan or whether it is the condensate drain from the HVAC unit itself. I recommend consulting with the builder/seller as to the function of this drain and verify that it is installed properly.

- Evaluate
- Repair/Replace/Install

**#6** The timer control for the whole house ventilation fan is in a very difficult location for proper setting and maintenance of the timer. Consult with builder/seller as to possible alternatives to the current installation. Relocation is recommended.

- Evaluate
- Repair/Replace/Install
- Maintain
- Energy Conservation

#### 600 Plumbing:

#### 700 Doors & Windows:

**#7** It was noted that at the top of the stairwell that there are two service doors that lead to the roof that have emergency egress type locksets installed. These may be required on these doors but if they are there are no barriers to falls from the roof. I recommend discussing this with the builder/seller and/or discussing with the Condo Association as to the appropriateness of the current installation.

- Evaluate
- Repair/Replace/Install
- Safety

#### 800 Interiors & Structure:

**#8** See the fireplace "Info & Maintenance" sections for recommendations on polishing the glass of the fireplace. I recommend bringing this to the attention of the builder/seller for proper servicing/polishing by a qualified person.

- Evaluate
- Repair/Replace/Install
- Maintain

#### 900 Bathroom(s):

#### 1000 Kitchen:

**#9** The drawer under the Oven/Microwave hits the wall when pulled out. I recommend bringing this to the attention of the builder/seller for proper adjustments.

- Evaluate
- Repair/Replace/Install

**#10** The Oven door hits the wall when opened. I recommend bringing this to the attention of the builder/seller for adjustments adequate to prevent damage to the wall.

- Evaluate
- Repair/Replace/Install

#### 1100 Laundry:

## HOME OVERVIEW:

In the course of the inspection I am looking for obvious, and not so obvious, clues as to problems with components or systems. At times a repair can be as expensive as replacement and sometimes additional problems or damage are found when work begins. In fact, a defect in one system or component can cause a related problem at another location that was not apparent at the time of the inspection. It is recommended that prior to closing the client have in hand -- at a minimum -- estimates from specialists for service/repairs or replacement/upgrades of any components or systems that may be potentially costly, dangerous or complex to fix or replace. If repairs are completed prior to closing, the client minimizes the chances of any unexpected surprises after closing.

While on-site, all professional repair people should be asked to further evaluate the condition of the system, structural components or device that he or she is working on. Often one problem will lead to another related issue which can require further repairs or replacement. If remodeling is done, where walls and ceilings are opened, wallpaper removed, homeowners may find some concealed issues that will also have to be addressed during the remodel. Because the home inspector is a generalist, this policy further protects the client.

**Many elements of the Standard Home Inspection have been excluded from this inspection and deferred to the Condo Association. The buyer should be aware that these excluded elements can potentially impact the inspected home. Any comments in the inspection report regarding these excluded elements, are to help inform the buyer as to the potential for problems in these areas and warrant assurances from the Condo Association as to responsibility for maintenance/remediation of these concerns.**

**Consideration must be given to the possibility that defects found in this Condo unit may also exist in other Condo units in the building as well. Repairs to the defects in this unit are not going to be made in the other units and communication with the Condo Association is warranted depending on the nature/severity of the defect.**

**Every Condo Association has different covenants and rules. While the components that I have "deferred" to the Condo Association are fairly common they do not necessarily describe the covenants and rules of this Unit. Verification with the Condo Association is recommended. Any component that I have excluded that you later find I should have included, I am happy to come back and re-inspect.**

Because newly constructed homes have no "history," components that at the time of inspection appear satisfactory may over the first few years develop concerns that aren't apparent at the initial inspection. Prior to the One-Year Warranty date, I recommend that I be called back to perform a second inspection of the home. Typically the cost of this inspection is the same as the original inspection (given no major changes to the home since the first inspection).

**Like all homes, new homes are likely to have cosmetic flaws. I recommend that you carefully survey the home for any cosmetic issues that you want brought to the attention of the builder for repair. While outside the scope of this inspection, I will throughout the inspection point out cosmetic defects as I see them but make no attempt to discover all defects or make any determination as to what should be corrected and what should not.**

**There was much staging and belongings throughout the home that made observation of covered surfaces difficult. The chances that hidden defects will be found when the home is emptied is possible. For a more complete opinion of the overall condition of the home I recommend further evaluation of the home when the house is vacated.**

**When repairs are made on the home, I recommend that I be called back to verify that corrections have been satisfactorily made. There is typically an additional fee of \$150.00 (unless an otherwise agreed upon amount) for this service to cover inspection/travel time and report writing time.**

There are many things that can be done to improve safety and living conditions within any home. While many of these issues come to light in the course of the Standard Home Inspection there are likely to be other things that can be done to improve the home. Additional information can be found at:

**Center for Healthy Living, <http://www.centerforhealthyhousing.org/>**

# Main Street, Somewhere, WA

90511CB 897

<input checked="" type="checkbox"/>	<b>Upgrade:</b> A missing component, which, when added, would improve the overall quality of the home environment.
<input checked="" type="checkbox"/>	<b>Monitor:</b> The component is in marginal condition and/or nearing the end of its service life. I recommend monitoring to determine if or when corrective action is needed. Repair or replacement at this time is considered optional.
<input checked="" type="checkbox"/>	<b>Evaluate:</b> The condition of the component could either not be determined, or evaluation was beyond the scope of the inspection. I recommend further evaluation by a specialist or appropriate licensed tradesperson.
<input checked="" type="checkbox"/>	<b>Repair / Replace:</b> The component was either not functioning or was exhibiting a major defect at the time of the inspection. I recommend repair or replacement by a licensed contractor or appropriate tradesperson.
<input checked="" type="checkbox"/>	<b>Safety:</b> The condition of the component, or the lack of the component altogether, represents a possible safety hazard to pets, children, and adults. <b>Corrective action is recommended/required.</b>
<input checked="" type="checkbox"/>	<b>Wood Destroying Organism (WDO):</b> This indicates evidence of wood destroying organism activity, or conditions that can cause it. I recommend appropriate action to eliminate potential pest damage (See section 1200).
<input checked="" type="checkbox"/>	<b>Maintenance:</b> The component showed impaired function at the time of the inspection. I recommend maintenance or minor repair, as appropriate. This work might typically be done by a knowledgeable homeowner or handyman.
<input checked="" type="checkbox"/>	<b>Energy Conservation:</b> The addition of, or defects in, this condition and/or component is related to the home's energy efficiency.

**YOU ARE ENCOURAGED TO READ THE FOLLOWING REPORT IN ITS ENTIRETY.**

**REMEDIAL WORK** - For any element or condition requiring attention, quotes should be obtained **prior to closing** from qualified specialists or contractors to determine actual repair/replacement costs. Any cost estimates provided, whether oral or written, represent only an approximation of possible costs. Also, any cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. If the need for remedial work develops or is uncovered after the inspection, contact Charles Buell Inspections, Inc. to arrange an inspection to assess conditions prior to performing any repairs.

**IF THERE ARE ITEMS WITHIN THIS REPORT THAT REQUIRE RE-INSPECTION, YOU ARE ENCOURAGED TO HAVE THIS INSPECTOR COMMUNICATE DIRECTLY WITH THOSE HIRED TO MAKE THE CORRECTIONS TO ENSURE THAT REPAIRS ARE PROPERLY MADE.**

**Deferred to Condo Association:** notes are for informational purposes only

### Topography (grading & site conditions):

**GEOLOGICAL FACTORS** - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialists, particularly if any concerns are detected or if home is in a detrimental soils area.

To maintain proper drainage away from the structure, soil adjacent to the foundation should slope at least 1 inch per foot for five feet away from the building. Paved areas should slope at least 1/4 inch per foot. Control of surface drainage is critical to keeping basements and crawl spaces dry. A clearance of 6 inches should be maintained from the soil to the bottom of wood siding or trim on the building, unless the material is pressure treated wood or other material approved for ground contact.

## GROUNDS

### 001 Grading & Site Conditions:

N/A: [Defer to Condo Association](#)

### 002 Roof-Water (tight-line) & Foundation/Footing/Surface drainage:

N/A: [Defer to Condo Association](#)

### 003 Parking Areas/Walkways:

N/A: [Defer to Condo Association](#)

### 004 Exterior Steps & Railings (Not related to Decks/Porches):

N/A: [Defer to Condo Association](#)

### 005 Retaining Walls:

N/A: [Defer to Condo Association](#)

### 006 Vegetation:

N/A: [Defer to Condo Association](#)

### 007 Fences & Gates:

N/A: [Defer to Condo Association](#)

### 008 Patio/Common Areas:

N/A: [Defer to Condo Association](#)

### Grounds Inspection Limitations/Exclusions:

Components deferred to Condo Association

**Defered to Condo Association:** notes are for informational purposes only

**Exterior wall structure:**

Type of framing not determined  
**Building Numbers:**  
 Numbers present on building  
 Unit address numbers in place

**Exterior Wall Covering(s):**

Brick & Concrete:

**Trim, Eaves, Soffits, Fascia:**

Metal

**NE Deck:**

**Deck/Floor Structure:**  
 Part of Building  
**Surface:**  
 Concrete  
**Surface Drainage:**  
 Slopes away from home  
 Drains to scupper  
**Railings (top cap):**  
 ≥ 36" height  
 Metal  
**Barrier:**  
 Horizontal Metal Barrier:  
 <4" spacings  
 Glass Panels present  
 Glass panels, safety glass "etching" present  
**Deck Roof Structure:**  
 Upper Deck

**EXTERIOR**

**101 Exterior Walls:**

N/A: [Defer to Condo Association](#)

**102 Trim, Eaves, Soffits, Fascia:**

N/A: [Defer to Condo Association](#)

**103 Decks:**

N/A: [Defer to Condo Association](#)

Most deck surfaces in the NW can become very slippery if they are not maintained. This represents a hazard to persons using the deck. Keeping the deck surfaces free of moss/algae and other slippery substances is recommended.

- Monitor
- Safety
- Maintain

**Inspection Limitations/ Exclusions:**

Some components deferred to Condo Association

Not Inspected—deferred to Condo Association

# GARAGE:

100G Garage:

N/A: [Defer to Condo Association](#)

101G Electronic Gate:

N/A: [Defer to Condo Association](#)

102G Garage/Building Doors:

N/A: [Defer to Condo Association](#)

103G Garage Exterior Door:

N/A: [Defer to Condo Association](#)

104G Garage Interior Wall & Ceiling & Floor:

N/A: [Defer to Condo Association](#)

**Components Deferred to Condo Association:** notes are for informational purposes only

### BUILDING FOUNDATION TYPE:

**Poured Concrete:**

Minor vertical cracks in foundation walls are common, and generally indicate typical foundation settlement. Cracks in excess of 1/4 inch, or signs of active foundation movement should be further evaluated by a structural engineer.

# FOUNDATION & BUILDING STRUCTURE

**201 Foundation Wall/Basement Floor:**

N/A: **Defer to Condo Association**

**202 Building Framing:**

N/A: **Defer to Condo Association**

**203 Insulation:**

N/A: **Defer to Condo Association**

When the entire home is finished off, there is often no way to directly assess methods and types of insulation in the home. Being a visual inspection, I can only look for the results of hidden conditions related to missing insulation. Dark discolored areas on finished surfaces may be "thermal bridging" and can be indicative of missing/insufficient insulation. Evaluation of how well the home is insulated can be done by thermal imaging devices.

**Maintain**

**Energy Conservation**

**Components Deferred to Condo Association:** notes are for informational purposes only

### BUILDING ROOF:

**Roof Configuration:**

Flat <2/12

### Roof Covering Material:

Single-ply (type of materials not determined)

<2 Years: "Guestimate" of age of roof

**Roof Inspection Method:**

Walked on, but [Deferred to Condo Association](#)

## ROOF

**301 Roof Coverings:**

N/A: [Defer to Condo Association](#)

**302 Flashings:**

N/A: [Defer to Condo Association](#)

**303 Gutters & Downspouts:**

N/A: [Defer to Condo Association](#)

**304 Chimneys:**

N/A

**305 Skylights:**

N/A

**306 Roof Structure:**

N/A: [Defer to Condo Association](#)

**307 Roof Ventilation:**

N/A: [Defer to Condo Association](#)

**308 Insulation in Roof & Walls:**

N/A: [Defer to Condo Association](#)

**Roof Inspection Limitations / Exclusions:**

Deferred to Condo Association

**Some Components Deferred to Condo Association:** notes are for informational purposes only

### Electrical Service to Property:

Service Conductors fed by Utility Company from:

Underground

**Meter Base:**

Meter not located

Service Conductors (wires from Utility to Utility company splitter box):

[Deferred to Condo Association](#)

### Meter Service Panel:

**MFG:** Not determined

Access to Panel:

No Access---not inspected

**Location:** [Not Determined](#)

[Deferred to Condo Association](#)

**Meter Service Panel Rating:**

Could not identify Panel Rating

Individual Meters labeled/identified

Not determined due to lack of access

### Main Service Disconnect for Unit:

**Location:** At Meter Service Panel

I recommend that Condo Association be contacted as to location of main disconnect and verify breaker size and proper labeling. (See 402)

### Service Rating (size) to Condo Unit:

125 amps (120/240 volts)

### Generator:

[Deferred to Condo Association](#)

### Electrical System Grounding & Bonding:

[Deferred to Condo Association](#)

### Condo Unit Remote Distribution Panel (Sub-Panel):

**MFG:** Cutler/Hammer

**Location:** Bedroom Behind Door

Access to Panel:

Access ok

For proper access to the panel there should be an area 30" wide and 3' deep in front of the panel (clear all the way to the floor. A minimum of 6'-6" of headroom in front of the panel is recommended and the panel should be at least 5-1/2' above the floor.

Minor **damage to wall** surface around panel occurred during removal of cover due to cover being "painted-in-place"

Minor **damage to paint of the painted screws** occurred during removal of cover---due to cover being "painted-in-place"

Panel condition:

Minor **paint overspray** present

Panel Bonding:

Ground bar separate from Neutral bar attached to panel

Breakers

Room for expansion / Additional circuits

"Mini-Breakers"

Panel is rated for installation of some mini-breakers

Mini-breakers are breakers that are designed to provide two circuits in place of a typical single breaker. Most panel legends specifically state where these breakers can be installed, whether or not they are allowed at all, and how many are allowed. It is typically beyond the scope of the inspection to determine appropriateness of some installations.

**Remote Distribution Panel Rating:**

125 amps (120/240 volts)

**Size of feeder to remote distribution panel:**

Aluminum

Size:

1/0 awg

Anti-Oxidant paste present on service conductors

While Anti-Oxidant paste was noted on connections, it is not always possible during the Standard Home Inspection to assess the adequacy of wiring connections, including whether proper torque requirements have been met.

#### Main Disconnect Breaker for the Remote Distribution Panel at Meter Service Panel

Not verified

125 amp

Should be verified

#### Circuits labeled

No determination was made of individual circuit distribution or accuracy of any circuit labeling. I recommend tracing and labeling, or confirm correct labeling, of all circuits.

Panel grounding back to **Meter** Service Panel:

Wire

High Voltage Surge Arrestor NOT Present/Recommended

#### VOLTAGE SURGES:

Voltage surges can be a costly example of the power interference that occurs in homes every day. This momentary rise in voltage can start inside or outside a home and damage sensitive electronic equipment such as computer, home entertainment center, treadmills, and all the other --often expensive -- equipment found in most homes today.

Whole house surge arrestors should be installed at the home's electrical service panel by professional, licensed electrical contractors. There are dozens of different makes, models and styles of surge arrestors on the market, which vary greatly in both price and quality. The type and size of the service panel, how full the panel is, as well as the investment in appliances and electronic devices that need to be protected all play a role in determining which surge arrestor should be installed. Your service professional, after inspecting the home and service panel, will make the recommendation as to the appropriate product to be installed.

#### "Lock-Out" Devices:

Dishwasher lock-out device:

None Present/Recommended

Heat Pump lock-out device:

None Present/Recommended

Current standards require "lock-out" devices on appliances that are "hard-wired" back to the electrical panel disconnect. This is for the safety of persons servicing the appliances.

For improved electrical service the licensed electrical contractor can install these lock-out devices on older breakers.

#### Multiwire ("Shared Neutral") 120 volt, Branch Circuits:

Hot conductors appear to terminate on different bus bars as required---should be verified when the electrician is at the home for other reasons.

Proper double pole breaker (s) or handle-tie on breaker (s):

Not present (Likely required on permits drawn after June 6, 2009)

### Distribution Wiring:

All wiring is required to terminate in appropriate junction boxes with covers, which should be accessible.

Copper:

#### Wiring in Conduit (Rigid and Flex)

100 %: Estimated % of home wired in conduit

#### Receptacle Outlets:

Grounded

100 %: Grounded (estimated % of random sample)

#### Tamper Resistant Receptacles (Likely required after June 6, 2009):

None seen---no determination made as to when permits for wiring were drawn and whether they were required when house was rewired.

For more information on Tamper Resistant Receptacles please visit the following link:

[More absolutely shocking news!](#)

#### Lighting Outlets:

Exterior lights

All functioned normally at time of inspection by switch

#### Light fixtures switched from multiple locations are present in the home

Lights that are switched from multiple locations (like 3-way and 4-way switches) can sometimes be wired improperly so that if one of the switches is in the wrong position the lights will not work from the other location. This miswiring of switches is often not found during the course of a Standard Home Inspection due to not testing the circuit with all possible combination of options. When this condition is discovered, repairs are usually quite simple when performed by a licensed electrician.

### GFCI: Locations:

#### Ground Fault Circuit Interrupters present in Circuits

Ground fault circuit interrupters (GFCI) can help prevent electrocution inside and outside the home. GFCIs are an effective means of protecting against electrical shock, however, they must be tested regularly -- UL recommends once a month -- to verify they are working

- 1 Push the "Reset" button located on the GFCI receptacle, first to assure normal GFCI operation.
- 2 Plug a nightlight (with an "ON/OFF" switch) or other product (such as a lamp) into the GFCI receptacle and turn the product "ON."
- 3 Push the "Test" button located on the GFCI receptacle. The nightlight or other product should go "OFF."
- 4 Push the "Reset" button, again. The light or other product should go "ON" again.

Maintain

#### Bathroom GFCI's:

Bathroom Receptacles tested as GFCI protected

**Kitchen GFCI's:**

Kitchen Receptacles tested as GFCI protected

**Exterior GFCI's:**

Exterior Receptacles that were tested appear to be GFCI protected  
Cover broken on Deck Receptacle

**AFCI:**

Arc Fault Circuit Interrupters present in **Remote Distribution Panel** (Sub-Panel)

To test the AFCI, turn OFF all loads downstream of the circuit breaker. Make sure power to the electrical panel is ON and AFCI circuit breaker handles is in the ON position. Push the blue (sometimes yellow) test button on the AFCI circuit breaker. If the circuit breaker is operating correctly, it will trip, and the handle will move to the tripped (center) position. Remember to reset the AFCI circuit breaker by moving the handle to the OFF position and then back to the ON position. If these procedures fail contact a licensed electrical contractor.

**Maintain**

1, AFCI breaker in Panel

All (tested) **Bedroom Outlets:** Lights, and Receptacles tested as AFCI protected  
Smoke alarm/detectors in bedrooms

**Protection not verified.**

Currently all "outlets" in 120 volt AC, 15 & 20 amp circuits are required to be AFCI protected. An outlet is typically defined as any point of use. This would include: lights, receptacles and smoke/alarm detectors within the bedrooms.

**Safety**

**Maintain**

**Smoke Alarm/Detectors:**

\* Clean regularly. Dust and debris will interfere with normal operation.

\* Replace batteries at least once a year.

\* Schedule regular maintenance and tests. [The Consumer Products Safety Commission recommends checking these alarm/detectors every Spring & Fall time change.](#)

Bedroom(s) includes rooms that could be used as sleeping areas

Present in bedroom

Main Floor Level

Smoke alarm/detector present

**Carbon Monoxide Alarm/Detector's):**

Carbon monoxide (CO) is a colorless, odorless, poisonous gas. It is produced by the incomplete burning of solid, liquid, and gaseous fuels. Appliances fueled with natural gas, liquefied petroleum (LP gas), oil, kerosene, coal, or wood may produce CO. Burning charcoal produces CO. Running cars produce CO. The initial symptoms of CO poisoning are similar to the flu (but without the fever). They include: headache, fatigue, shortness of breath, nausea, dizziness. Many people with CO poisoning mistake their symptoms for the flu or are misdiagnosed by physicians. For more information about Carbon Monoxide see the Consumer Products Safety Commission website at:

**None Seen—now required prior to occupancy in all homes involved in a sale or transfer of property**

Carbon Monoxide alarm/detectors are now required in homes. Installation of receptacle outlet, plug-in type alarm/detectors is recommended for improved safety.

**ELECTRICAL**

**GENERAL ELECTRICAL SAFETY WARNING:** Even if the electricity has been turned off at the main disconnect, sections of the electrical system prior to the main breaker are still charged with electricity and can be lethal if contacted. I recommend that all changes/corrections made to the electrical system be performed by a licensed electrical contractor.

**401 Service:**

N/A: [Defer to Condo Association](#)

**402 Meter/Service Panel:**

N/A: [Defer to Condo Association](#)

I recommend asking the Condo Association the procedures for owner access to the Meters.

The meters/disconnects for the Condo Unit and the Main Meter Panel were not located at the time of inspection. I recommend asking the Condo Association the location of the meter and disconnect and verify the procedures for owner access to the Meters. Verification that the main disconnect is rated at less than 125 Amps is recommended. If the breaker rating is "greater" than 125 Amps, further evaluation by a licensed electrical contractor is necessary. Verifying that the meter for your unit is easily identifiable is also recommended.

- X Evaluate
- X Safety
- X Maintain

#### 403 Remote Distribution Panel(s) (Sub-Panels):

Satisfactory

Remote Distribution Panels (Sub-panels) are other electrical panels in the home that do not contain the main service wiring. Distribution Panels may be found in larger homes for improved accessibility and/or convenience, detached buildings such as garages or used to create room for additional circuits after the Main Panel is full.

The panel within this Condo is a remote distribution panel (sub-panel).

There are two multi-wire circuits in the home. Multi wire circuits are wires that "share" a neutral conductor back to the Main panel. When this is done care must be taken to ensure that the two hot conductors end up on separate bus bars at the Remote Distribution panel. Current requirements call for handle ties to be installed on the two breakers for each circuit to ensure that if one circuit is shut down, both will be de-energized. I recommend repairs of this condition when the licensed electrical contractor is at the home for other reasons.

Depending on when permits for this building were drawn may make this an upgrade or a repair. Consult with builder/seller as to electrical requirements time lines for this building.

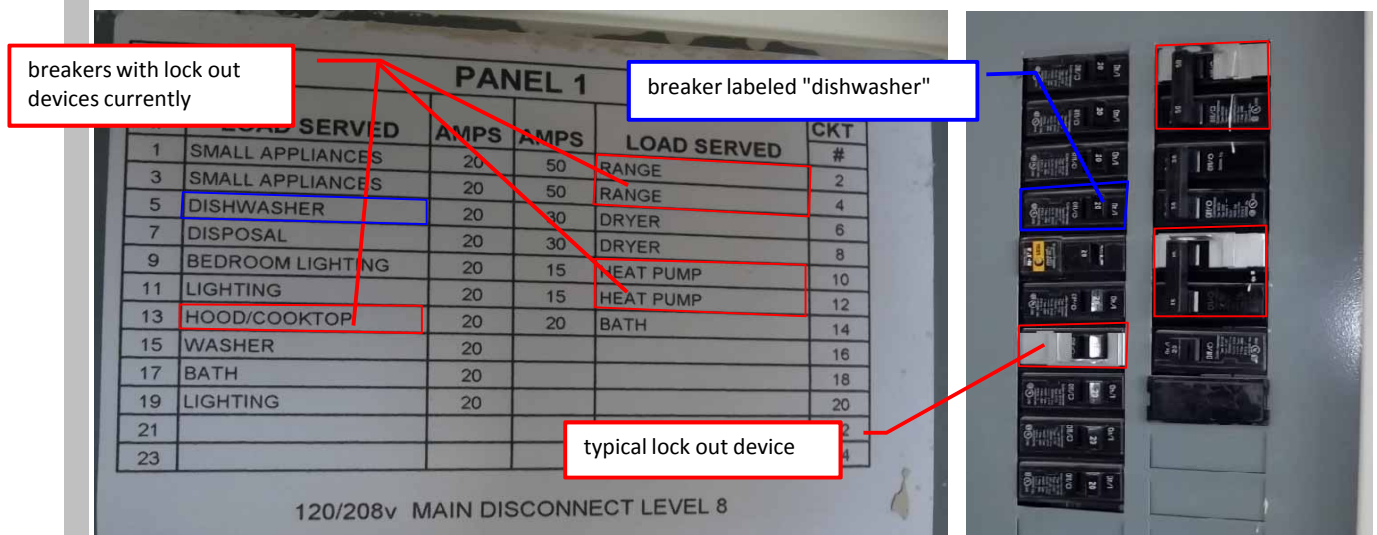
For more information on Multi-Wire circuits please see the following link:

#### Multi-Wire Circuits

<http://www.buellinspections.com/multi-wire-circuits>

- X Evaluate
- X Repair/Replace/Install
- X Safety

Some of the labeling in the panel is not consistent with the location of lock-out devices present on breakers in the panel. Currently, appliances in the home that likely require lockout devices would be the oven unit, the dishwasher, and possibly the HVAC unit. Consult with the builder/seller as to these requirements or consult with licensed electrical contractor. All circuit labeling should be checked and corrected as deemed necessary.



Note that the "Oven/Microwave" is not labeled on the legend.

- X Evaluate
- X Repair/Replace/Install
- X Safety

**404 System Grounding & Bonding:**

N/A **Some components deferred to Condo Association**

**405 Distribution Wiring:**

Satisfactory

**406 Lighting:**

**Including Can Lights**

Satisfactory

Testing of the electrical system within a home includes random testing of receptacles, switches, and lights.

Can Lights often have improper bulbs installed in them. A chart of the proper size & type of bulb allowed in a particular fixture can be found by removing the bulb and looking at the inside of the fixture. I recommend that upon taking possession of the home that all can lights be checked for proper size & type of bulb.

**407 Receptacles:**

Satisfactory

Testing of the electrical system within a home includes random testing of receptacles, switches, and lights. Receptacles are tested for proper grounding and polarity.

Loose receptacles can cause flexing of the wires at their attachments leading to arcing/overheating. Since not all receptacles are checked during an inspection, when loose receptacles are found they should be properly secured in their boxes. Sometimes this repair can be made by homeowner/handy person-----for optimum safety all electrical repairs should be made by qualified persons.

- Safety
- Maintain

No tamper-resistant receptacles were noted in the home. Electrical permits drawn after June 6, 2009 would likely require this type of receptacle throughout the home. Upgrading to current standards is recommended for improved safety especially if there are to be small children around. This jurisdiction may also not require them. Discuss with builder/electrician.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety

**408 GFCI Receptacles/Breakers:**

Satisfactory

GFCI outlets (Ground Fault Circuit Interrupt) are currently required at: receptacles at kitchen countertops, bathroom receptacles, exterior receptacles, garage and unfinished basements (except freezer), hot tubs & pools.

All potentially wet areas, including exterior, garages, bathrooms, kitchens, unfinished basements, crawl spaces, wet bars are tested for ground fault circuit interrupter (GFCI) protection.

The cover for the outdoor GFCI receptacle on the deck has a broken cover. I recommend proper repairs/replacement by the licensed electrical contractor or other qualified person.



- Repair/Replace/Install
- Safety

**409 AFCI Protected Outlets:**

Satisfactory

Currently all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas are required to be AFCI protected in many jurisdictions. Upgrading to current standards is recommended.

- Upgrade
- Safety
- Maintain

Verify proper function of AFCI breakers often----see testing procedures in Electrical Notes & Information portion of report.

- Maintain

**410 Smoke & Carbon Monoxide Alarm/Detectors:**

Satisfactory (present)

**At the time of inspection smoke alarm/detectors are not tested. I recommend that prior to move-in, that all smoke alarm/detectors be tested and have their batteries replaced. It is recommended that smoke detectors that are older than 5-7 years should be replaced by a licensed electrical contractor if they are hard-wired; and replaced by the homeowner/handy person if they are battery operated.**

For optimum safety, hard-wired smoke alarm/ detectors with backup batteries are recommended in each bedroom, and hallways outside of bedrooms. At least one smoke alarm/ detector should be installed on each floor of the home. Alarm/ detectors must be maintained free of dust and debris which can interfere with operation.

- Upgrade
- Safety
- Maintain

No Carbon monoxide alarm/ detectors were observed. I recommend that homeowner/handy person install a carbon monoxide alarm/ detector according to the manufacturers specifications. These alarm/ detectors are suggested in all homes with fuel burning appliances. A plug-in type detector with digital readout is preferred. Sometimes there are combination smoke/ carbon monoxide alarm/ detectors in the home (**verify with builder**).

These alarms are now required, in some buildings, in all locations adjacent to sleeping areas in the home and are required to be maintained according to the manufacturer's instructions by the tenant of the home.

- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

**Inspection Limitations / Exclusions:**

Some components deferred to Condo Association

Furnishings / Storage/Staging prevented access to some receptacle outlets

Low voltage wiring systems, including timers and sensors, are not part of this inspection.

Security and alarm systems are not within the scope of this inspection.

Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, etc.) is not performed as part of a standard home inspection.

Unless otherwise noted no determination is made as to whether any electrical component has the proper UL Listing. Permanently installed light fixtures made in other countries sometimes do not have the proper UL Listing indicated on them.

**Components Deferred to Condo Association:** notes are for informational purposes only

**HEATING SYSTEM:**

**Gas fireplace discussed later in this report:**

Location: Above ceiling between master bedroom closets  
 Unit appeared to operate normally, using thermostat controls

**Heat Pump / Air Conditioner:**

This system is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40degrees F or 5 degrees C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a Heat Pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection. Due to system design factors, only a single mode operational test of a Heat Pump/Air Conditioner may be performed. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function may not be possible, particularly if unit can only be operated in the cooling mode. Clean air filters not only improve the living environment, they also help maintain the Heat Pump / Air Conditioner components by providing proper cooling of the internal parts and reducing dust accumulation in key components.

**Maintain**

**Outdoor component location:**

Deferred to Condo Association  
 Programmable Thermostat

The specialized function of this unit may have prevented cooling system operation during the inspection. Consult with the owner on operation, and confirm proper operation of system.

**Distribution:**

**Heat Register Covers:**

Present at all visible locations

**Ductwork:**

Ductwork concealed--mostly not visible

**Duct cleaning:**

Heating ducts can accumulate dust over time. In homes with heating/cooling duct work, it is recommended that the duct work be invasively cleaned (by removing grilles at each return and supply location) every 2 years to minimize wear and tear on the furnace/air-cleaner, and to minimize the re-introduction of dust into the living space. This is especially true if any remodeling to the home has recently taken place. I recommend, unless verification of last cleaning can be obtained, that duct work be cleaned upon taking occupancy to

**Maintain**

**Whole House Air-Change Fan:**

Independent of Forced Air Heating System

**Air intake location:**

Air intake at individual window vents

Many newer homes have windows with air inlet vents that allow controlled entry of fresh air into the home usually in conjunction with mechanical ventilation fans on timers. These opening clog with lint/debris overtime and must be periodically cleaned/maintained.

Integrated with Laundry Exhaust Fan:

**Timer Location:**

Laundry--not very accessible

**HEATING & COOLING**

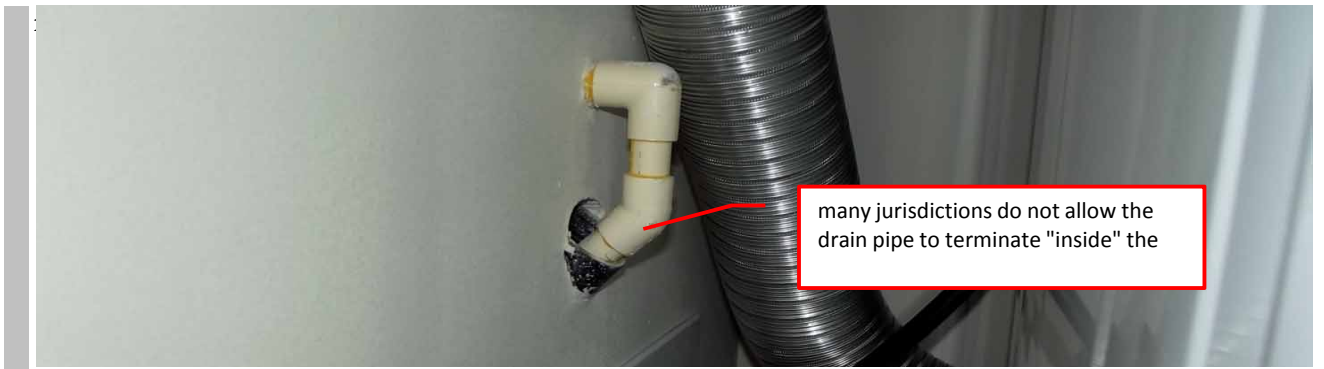
**501 Heating/Cooling Unit(s):**

N/A---Deferred to Condo Association

**502 Heating & Cooling Distribution:**

Satisfactory

One of the requirements of the drain from the pan under the HVAC is that it be installed in a manner such that it can be monitored for leaking. I do not know if the drain visible next to the washer/dryer is the secondary drain from the pan or whether it is the condensate drain from the HVAC unit itself. I recommend consulting with the builder/seller as to the function of this drain and verify that it is installed properly.



- Evaluate
- Repair/Replace/Install

### 503 Air Filtration:

Satisfactory

The air filter for the forced air heating/cooling system was not located. Have the builder/seller show you where it is and have them show you how to change it and verify that it is clean and in the proper position.

- Evaluate
- Maintain
- Energy Conservation

### 504 Air Exchange Unit:

Satisfactory

According to the Heating, Refrigeration and Air Conditioning Institute, your home should have new, fresh air every three hours. In drafty older homes, built before the emphasis on energy conservation, fresh air exchange occurs naturally as stale air seeps out and fresh outside air is drawn in. But in a home that is tightly weatherized, it can take as long as 10 hours to bring in new air.

Sometimes air changes in the home is accomplished by a timer-controlled laundry exhaust fan. These typically will work in conjunction with air intake inlets at windows and/or leakage around doors and windows. Ask the seller if any setting instructions for the timer are available; if not, setting instructions can often be found by doing a manufacturer search on-line.

Whole-house air exchangers for cool climates helps reduce excess moisture problems -- like condensation on windows -- that contribute to Mold/Fungal Growth . It's the same principle as using your bathroom exhaust fan to remove moisture created by running the shower. For more information see the link below.

[Home Ventilation, http://www.epa.gov/iaq/homes/hip-ventilation.html](http://www.epa.gov/iaq/homes/hip-ventilation.html)

Air inlets at windows are designed to allow fresh air to be drawn into the home when the whole house fan is running---or even when any exhaust fan is running, including: kitchen exhaust, dryer exhaust and bathroom exhaust fans.

- Maintain
- Energy Conservation

The timer control for the whole house ventilation fan is in a very difficult location for proper setting and maintenance of the timer. Consult with builder/seller as to possible alternatives to the current installation. Relocation is recommended.



- Evaluate
- Repair/Replace/Install
- Maintain
- Energy Conservation

**505 Air Conditioning/Heat Pump:**

Satisfactory

If it is above 65 degrees Fahrenheit, Heat Pumps are not tested because damage can be done to the unit. I recommend that the unit function be verified when ambient temperatures are below 65 degrees F.

- Evaluate
- Maintain
- Energy Conservation

It was reported that the HVAC unit is maintained twice a year by the Condo Association. Verify this arrangement to your satisfaction.

- Evaluate
- Maintain

**Heating Inspection Limitations/ Exclusions:**

**Some components deferred to Condo Association**

**Heat pump systems are not tested if the outside air temperature is above 65 degrees F, as this can damage the unit.**

Heat Pump not tested due to ambient air temperature being too high  
75 degrees F

**Determination of heating or cooling system adequacy is beyond the scope of this inspection.**

**Thermostats are not checked for accuracy or timed functions.**

**Determining the presence of asbestos is beyond the scope of the inspection.**

**Some Components Deferred to Condo Association: notes are for informational purposes only**

**WATER SUPPLY/WASTE DISPOSAL** - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of these systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

**Water Source:**

Public Utility

**Water Meter Location:**

Deferred to Condo Association

**Main Water Shut-Off Location in Unit:**

In Laundry (West side at ceiling)

**Water Pressure:**

Not tested---deferred to Condo Association---verify that pressure is between 40psi and 70psi

**Main Water Line:**

Deferred to Condo Association

Plastic

**Fire Suppression System:**

Deferred to Condo Association

**Supply Piping:**

Most of piping not visible

CPVC (plastic)?:

**Outside Faucets:**

Deferred to Condo Association

**Waste Destination:**

Public Sewer

Location of Main Stack Clean-Out:

Main stack clean-out NOT located

**Drain/Waste/Vent Piping (DWV):**

Not visible

**ABS (black plastic) drains:**

Quantities not determined

**Plumbing Venting:**

Deferred to Condo Association

**Gas Piping:**

Deferred to Condo Association

**Gas meter location:**

Gas meter not located---I recommend verifying location

Deferred to Condo Association

**Water Heater Location:**

Deferred to Condo Association

**Fire Sprinkler System Present:**

Deferred to Condo Association

Fire sprinkler systems are not included in a Standard Home Inspection. These systems can be inspected at an additional cost, but are otherwise excluded. Typically I do check to make sure back-blow valves are in place and will note implications of observed defects in relation to components that are covered by this inspection (such as broken sprinkler heads and obvious leaking).

It is recommended that sprinkler systems be tested monthly according to the manufacturer's testing recommendations.

**PLUMBING**

**I recommend that all changes/corrections to the Plumbing System be performed by a qualified plumber.**

**601 Water Service:** N/A: **Defer to Condo Association****602 Supply Plumbing:** N/A: Mostly **Deferred to Condo Association**

Water temperatures in excess of 120 degrees F should be lowered to avoid scalding burns.

A desirable level of static water pressure within a home is 40 to 70 pounds per square inch (psi).

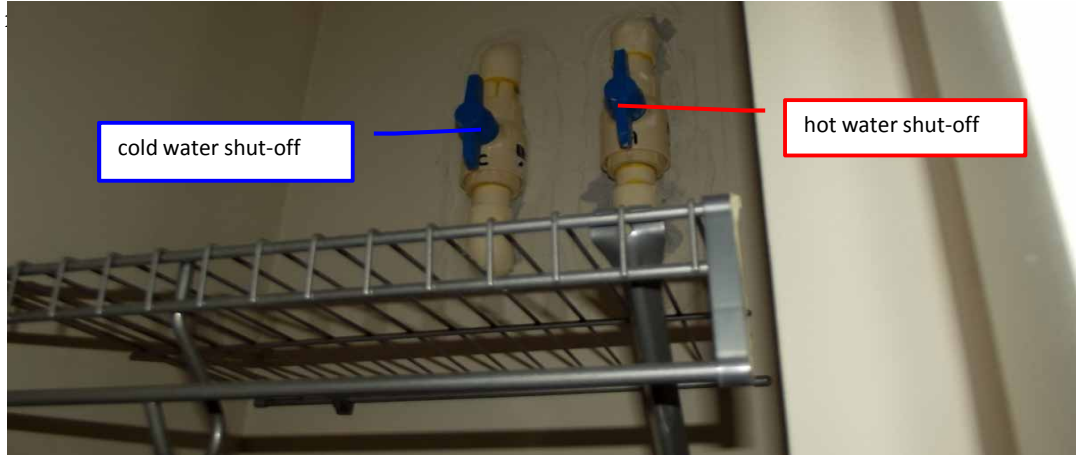
In modern construction water temperatures at showers and tubs are required to be limited to 120 degrees F. This can be achieved by regulating the temperature at points of use or by means of mixing valves that protect the whole system.

This issue will not be further discussed at individual fixtures throughout the home.

At the time of inspection functional flow was adequate.

Maintain

The water shut-offs for the unit are located above the shelf in the Laundry---above the timer for the whole house ventilation fan.



Maintain

**603 Drain, Waste & Vent Plumbing:**

N/A: Most components **Defer to Condo Association**

**604 Hose Faucets:**

N/A: **Deferred to Condo Association**

**605 Sump(s) & Pump(s)**

N/A

**606 Gas Piping:**

N/A: **Defer to Condo Association**

**607 Water Heaters:**

N/A: **Defer to Condo Association**

**608 Fire Suppression System:**

N/A: **Defer to Condo Association**

**Inspection Limitations / Exclusions:**

Water meter not located

**Some components deferred to Condo Association**

Water pressure not taken

Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, solar water heating systems etc.) are not evaluated unless specifically indicated.

Private water supply systems, waste disposal systems, and fire and lawn sprinkler systems are not inspected unless contracted for an additional fee.

The adequacy of the domestic hot water supply or temperatures was not determined.

The "Security" of any home is never absolute. At the time of inspection I assess the "basic functionality" of door and window locking mechanisms. No assessment of the individual or overall effectiveness of security is implied. Glass, frames, locks and other elements can be prone to "tampering" and are "limiting factors" of locking mechanisms/systems. All security devices and systems must be balanced against the ease of escape in the event of emergency. Concerns about the home's overall security system should be addressed by a licensed home security company.

While determining the presence of "Safety Glazing" in the home is beyond the Standards of Practice, I endeavor to identify safety glazing when possible to improve safety. In this report Safety Glazing is generically used to refer to any of the types of safety glazing including "Laminated Safety Glass", "Tempered Safety Glass" etc. The requirements for safety glazing in homes has changed over the years and varies from jurisdiction to jurisdiction. Questions of the appropriateness or lack of safety glazing in this home should be addressed to the local building department.

## EXTERIOR DOORS:

### Front Entry Door:

Auto Close Device in place

Condo doors to common areas/hallways require auto closure devices. When they are missing/not functional the Condo Association should be notified and corrections made as necessary. Sometimes different jurisdictions have different requirements depending on the age of the units and the time of construction.

Wood

#### Weather-Stripping:

**Side/top** weather-stripping:

Weather-stripping is present on top and sides

**Bottom** of door weather-stripping:

Not determined----verify proper weather-stripping

#### Overall condition of door:

Satisfactory

Some minor mechanical damage noted to door jamb---repair as desired.

#### Lockset & Security mechanisms:

Locking mechanisms functioned under test

### Deck Door:

Aluminum

Thermal Break not determined

Metal doors without thermal breaks are more likely to condense moisture out of the air onto the colder metal surfaces. This condensation is associated with elevated Mold/Fungal Growth in and on adjacent structures and hidden and visible damage to adjacent wall and floor structures. It is important to maintain these surfaces free of moisture and keep the areas free of Mold/Fungal Growth.

**Maintain**

#### Weather-Stripping:

**Side/top** weather-stripping:

Weather-stripping is present on top and sides

#### Overall condition of door:

Satisfactory

#### Lockset & Security mechanisms:

Locking mechanisms functioned under test

#### Double Pane Glass

Safety glass "etching" present

## WINDOWS:

Awning

Fixed (picture)

#### Aluminum Frame:

Window air inlet vents present

Double pane glass

Thermal Break not determined

Metal windows without thermal breaks are more likely to produce condensation on the colder metal surfaces. This condensation can cause Mold/Fungal Growth in and on adjacent structures and cause invisible damage to adjacent wall structures. It is important to keep these surfaces free of moisture and Mold/Fungal Growth.

**Maintain**

**Missing Screens noted: repair/replace as desired.**

#### Window Coverings/Blinds:

Blinds not operated

Window coverings and blinds are not inspected for function at the time of inspection except in the process of testing windows for function. I recommend that you test these blinds as desired.

Draw strings and slatted type coverings can be a strangulation hazard for small children. I recommend considering some of the newer types of blinds that are less dangerous to small children. For more information regarding the safety hazards of blinds, see the Consumer Product Safety Commission website at:

**Window Blind Safety Information**, <http://www.cpsc.gov/cpscpub/prerel/prhtml06/06014.html>

Safety

Maintain

## INTERIOR DOORS:

Required minimum 3/4" clearance under interior doors for forced air heating system

For proper function of the furnace there must be sufficient air flow for the air entering at the heat registers to be able to flow to the furnace air return. When carpeting, etc. interfere with this flow, I recommend that homeowner/handyman cut off the bottom of the door to

Maintain

Turn-Button lock mechanisms present on some doors

For emergency exit from locked rooms I recommend that turn-button type locksets be replaced with push-button type that unlock when the knob is turned.

Maintain

Recessed Panel

Door Stops:

Door stops present

By-pass doors present

# DOORS & WINDOWS

## 701 Exterior Doors

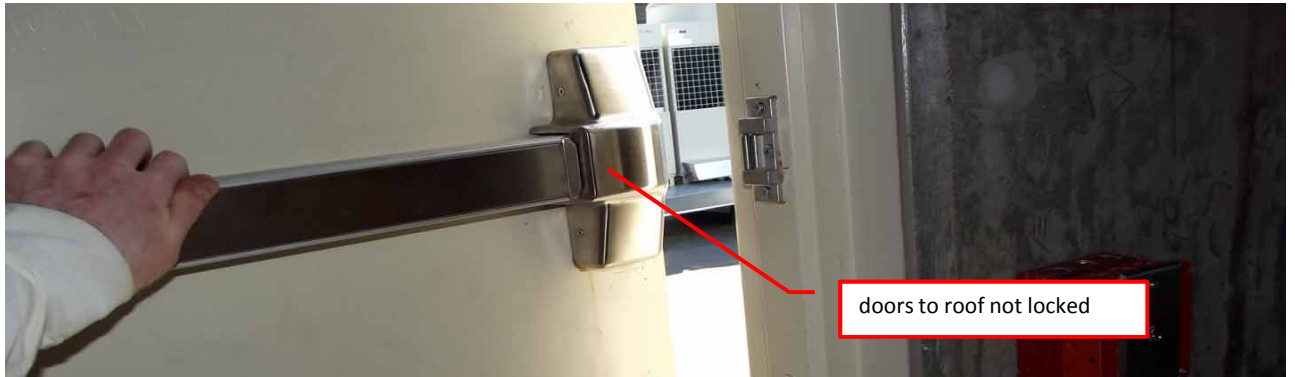
N/A: **Defer to Condo Association**

It is considered good practice to change the locks on homes at the time of purchase.

Doors that bind against the door jambs or don't close properly can generally be trimmed or adjusted to function properly. If this condition is caused by door frames that are out of square, it may indicate settlement or unusual movement of the structure, which should be investigated by a qualified engineer.

Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of a safety glazing at windows/doors is not evaluated.

It was noted that at the top of the stairwell that there are two service doors that lead to the roof that have emergency egress type locksets installed. These may be required on these doors but if they are there are no barriers to falls from the roof. I recommend discussing this with the builder/seller and/or discussing with the Condo Association as to the appropriateness of the current installation.



Evaluate

Repair/Replace/Install

Safety

## 702 Windows:

N/A: **Defer to Condo Association**

No screens were noted on the windows at the time of inspection. I recommend asking builder/seller if screens are included with the home purchase.

Evaluate

Maintain

**703 Interior Doors:**

Satisfactory

Doors that bind against the doorjambs or don't close properly can generally be trimmed or adjusted to function properly. If this condition is caused by door frames that are out of square, it may indicate settlement or unusual movement of the structure, which should be investigated by a qualified engineer.

Many of the interior doors have locksets with turn-buttons that must be turned before the knob is turned. As an upgrade, I recommend that these types of security locksets be replaced with locksets that unlock from the inside when the knob is turned for improved safety.

- Upgrade
- Safety
- Maintain

**Inspection Limitations / Exclusions:**

Some components deferred to Condo Association

No comments are offered on cosmetic finishes.

If the home was furnished (or "Staged") at the time of the inspection, not all interior finishes were visible. I advise a careful walk through once all furnishings are removed.

Concealed defects are not within the scope of the home inspection.

The items listed below were present at the time of inspection. These items can conceal damage to walls/floors. Concealed defects are not within the scope of the home inspection. I recommend careful observation during final walk-through and/or adjusting any renovation budgets to account for unforeseen circumstances and conditions that were not visible at the time of inspection. **Carpeting, Area Rugs, Furnishings, Appliances, Storage Items, Paintings/Pictures, Staging Items, Mirrors.**

**INDOOR AIR QUALITY** - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, out-gassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other microorganisms - most are results of excess moisture conditions. A home inspection does not include assessment of potential health or environmental contaminants or allergens. If leakage occurs or detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exists and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

## Living Areas: Floor & Wall & Ceiling Finishes:

### Main Living Area(s): (this includes rooms like Living & Dining and common areas)

#### Floors:

##### Wood Laminate?

Minor **Mechanical Damage** to Flooring Noted

#### Walls:

##### Drywall

Minor "unevenness" typical of drywall installations

Minor **patching/repair/paint touch-up** noted

#### Ceilings:

##### Drywall

Minor "unevenness" typical of drywall installations

Minor **patching/repair/paint touch-up** noted

#### Heat/Cool:

##### Forced Air

Cool air noted at registers

Rise in temperature not verified during operation of heating system

## Master Bedroom:

#### Floors:

##### Carpet

#### Walls:

##### Drywall

Minor "unevenness" typical of drywall installations

Minor **patching/repair/paint touch-up** noted

Access panel to heating/cooling system

#### Ceilings:

##### Drywall

Minor "unevenness" typical of drywall installations

Minor **patching/repair/paint touch-up** noted

#### Heat/Cool:

##### Forced Air

Cool air noted at registers

Rise in temperature not verified during operation of heating system

## Fireplaces:

Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

All fuel-burning units require adequate air supply for proper combustion and to prevent back drafting. Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

## Gas Fireplace:

### Living Room

**Fireplace not for use with wood/solid fuels**

**Unit appeared to function using normal controls**

**Gas shut-off valve present**

Remote (key type, within 6' of unit in same room)

Key not found---ask seller location of key

**Unit gas valve/controls present**

Possible gas line leaks or defects should be corrected immediately. Each gas appliance should have a gas shut off located in the same room/area as the unit. Advise checking for presence and labeling all valves.

Condensate present on glass surface

One of the by-products of combustion in a gas fireplace is water. When initially starting the gas fireplace it is normal for a small amount of moisture to condense on the glass. This "fogging" of the glass usually disappears once the fireplace is warmed up. Over time this condensation leaves a white film on the glass that does not go away. This condensate should be removed with a Fireplace Glass Polish. Over time this condensate can cover all of the glass and permanently disfigure the glass making polishing difficult if not impossible. Regular maintenance of the glass will be necessary to keep the glass clear. (Rutland, "White Off" is one brand available and Stove & Hearth

Maintain

Direct vent

Cap Location:

Adjacent to unit

**East side of home**

**Air intakes** present at exterior for combustion air to unit:

East side of home at deck

Air-tight type glass panel

Wall switch control to light fireplace

Lighting/maintenance instructions:

Present under unit

## INTERIORS

### 801 Floors:

Satisfactory

Inspection of the flooring is intended to identify major defects, where visible. Of greatest concern is moisture damage due to leaks from plumbing fixtures, piping, roofs and windows.

Very minor mechanical damage was noted to some of the wood floors. Bring to the attention of the builder/seller for repairs to your satisfaction.

Evaluate

Maintain

### 802 Walls:

Satisfactory

The walls show minor cosmetic concerns typical of most drywall type installation and typical of its age. No further recommendation---repair/replace/maintain as desired.

Upgrade

Maintain

Homes that have been model-homes and staged sometimes have hidden damage that only becomes apparent when things are moved out. Check hidden areas to your satisfaction and bring any defects to the attention of the builder/seller for repairs to your satisfaction.

Evaluate

Maintain

### 803 Ceilings:

Satisfactory

Like the walls, the ceilings show minor cosmetic concerns typical of most drywall type installation and typical of its age. No further recommendation---repair/replace/maintain as desired.

Upgrade

Maintain

### 804 Stairs & Railings:

N/A **Defer Exterior Stairs/Elevator to Condo Association**

### 805 Gas Fireplaces:

Satisfactory (operated using normal operating controls)

There is no blower installed on the fireplace. This is common. I recommend adding fan. The life expectancy of these units is much greater when used in conjunction with the fan component. Consult with manufacturer of unit and/or licensed fireplace installation company.

Upgrade

See the fireplace "Info & Maintenance" sections for recommendations on polishing the glass of the fireplace.

I recommend bringing this to the attention of the builder/seller for proper servicing/polishing by a qualified person.

Evaluate

Repair/Replace/Install

Maintain

**Inspection Limitations / Exclusions:**

Furnishing/Storage/Staging limited inspection

Area-Carpets limited inspection of **floors**: hidden conditions are possible, including: previous repairs etc.

**No comments are offered on cosmetic finishes.**

**If the home was furnished (or "Staged") at the time of the inspection, not all interior finishes were visible. I advise a careful walk through once all furnishings are removed.**

**Master Bathroom:****Floors:**

Tile

**Walls:****Drywall**

Minor "unevenness" typical of drywall installations

Minor **patching/repair/paint touch-up** noted**Ceilings:**

Drywall

**Left sink:**

Flow of water:

Flow of water apparent

Water shut-offs present

Sink Drainage:

Sink drained

Pop-Up stopper functioned

Porcelain

Sink caulked to countertop in readily visible areas

**Right sink:**

Flow of water:

Flow of water apparent

Water shut-offs present

Sink Drainage:

Sink drained

Pop-Up stopper functioned

Porcelain

Sink caulked to countertop in readily visible areas

**Countertops:**

Stone

**Back Splash:**

Tile

Mirror

Mirrors attached to walls should be well secured and free of cracks. Damaged/loose mirrors can represent potential for injury to persons and should be properly repaired/replaced.

 **Safety**

 **Maintain**

**Cabinets:**

Laminate type Cabinets

Euro-Style Hinges

Euro-Style hinges are prone to loosening, and need to be tightened periodically.

 **Maintain**

**Tub/Shower:**

Flow of water at tub:

Water flowed

Flow of water at shower:

Water flowed


Tub Drainage:

Water drained

Pop-Up stopper functioned

Acrylic/Fiberglass type tub

Acrylic, fiberglass and other resin-based pre-fab bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage. Repair of cracks may be possible.

 **Maintain**

**Tub/Shower Enclosure:**

Tile/Stone Wall enclosure

Fixed glass panels/walls present

Safety Glass:

Safety glass "etching" is present

**Access to controls/drain of tub difficult due to fixed panel**

Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, the verification of the presence of safety glazing is not part of a standard inspection.

**Toilet:**

Flow of water to toilet:

Flow apparent

Water shut-off present  
Flushed properly at time of inspection

**Accessories:**

Towel bars/hooks:  
None seen----install as desired  
Toilet Paper holder present

**Exhaust Fans:**

Fan turns on  
Air movement noted with tissue paper under door  
The typical test to see if a fan in pulling air from the room is done by placing a tissue on the fan grille when it is running. If it will not hold the tissue under test the unit is not functioning properly and further evaluation and repairs is recommended. A second method of testing involves seeing if during operation of the fan enough negative pressure is created for their to be air movement under the closed bathroom door. This can also be tested with tissue paper. These are both very limited types of tests.

**Venting to exterior:**

**Vent termination** [Deferred to Condo Association](#)  
Vent pipe not visible

**1/2 Bath:**

**Floors:**

**Wood Laminate?**

Minor **Staining** of Flooring Noted  
Minor **unevenness noted**

**Walls:**

**Drywall**

**Ceilings:**

**Drywall**

**Sink:**

Flow of water:

Flow of water apparent  
Water shut-offs present

Sink Drainage:

Sink drained  
Note: there is no overflow on this sink----extra care must be taken to no overflow the sink during use.  
No stopper on this style of sink

Porcelain

Sink caulked to countertop in readily visible areas

**Countertops:**

Stone

**Back Splash:**

Tile  
Painted Wall

**Cabinets:**

**Laminate** type Cabinets

Euro-Style Hinges

Euro-Style hinges are prone to loosening, and need to be tightened periodically.

**Maintain**

**Toilet:**

Flow of water to toilet:

Flow apparent  
Water shut-off present

Flushed properly at time of inspection

**Accessories:**

Towel bars/hooks:  
None seen----install as desired  
Toilet Paper holder present

**Exhaust Fans:**

Fan turns on  
Air movement noted with tissue paper under door

**Venting to exterior:**

**Vent termination** [Deferred to Condo Association](#)  
Vent pipe not visible

# BATHROOMS

## 901 Floors / Walls / Ceilings:

Satisfactory

There are some spots on the 1/2 bath floor that are difficult to rub off. I recommend bringing this to the attention of the builder/seller for proper cleaning.

Evaluate

Maintain

## 902 Sinks & Faucets:

Satisfactory

Fixture shutoff valves to faucets (and toilets) are not tested during an inspection, as they have generally not been used for some time and are prone to leakage if turned on or off.

## 903 Cabinets, Countertops & Accessories:

Satisfactory

The countertop to backsplash and sink to countertop connections in bathrooms should be kept sealed with appropriate caulk.

## 904 Bathtubs, Faucets & Enclosure:

Satisfactory

Caulk and/or grout adjacent to tub and shower surrounds should be maintained in good condition to prevent leakage and resulting wall or floor damage. Deteriorated caulk or grout should be removed prior to re-caulking. Proper sealing of all of the grout joints is recommended.

Glass shower enclosures or doors should be tempered safety glass.

Operation of the tub drain and faucet controls is very difficult with the fixed glass panel present. No further recommendation.

Evaluate

## 905 Shower Stalls, Faucets & Enclosures:

N/A

## 906 Toilets:

Satisfactory

Toilets should be tight on the floor, as a loose toilet can be prone to leakage. Floor damage or evidence of excess moisture adjacent to the toilet base may indicate a faulty wax seal at the toilet to floor connection.

## 907 Ventilation:

Satisfactory

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should not terminate in the attic, and should be insulated to prevent condensation.

## Inspection Limitations/Exclusions:

Some components deferred to Condo Association

Access to tub difficult--inspection difficult

Sink and Tub overflows are not tested.

A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

**Concealed plumbing, including the water-tightness of shower pans, is beyond the scope of this inspection.**

No determinations were made regarding adequacy of, or need for, supplemental bathroom heating or any such supplemental units currently installed.

**Kitchen, Floor/Walls/Ceiling:****Floors:****Wood Laminate?**

Minor **Mechanical Damage** to Flooring Noted

**Walls/ceiling:**

Same as/consistent with rest of adjoining living space

**Cabinets & Countertops:****Countertops:**

Countertop materials type not identified

**Back Splash:**

Tile

**Cabinets:**

Stained Finish **Wood** Cabinets

Euro-Style Hinges

Euro-Style hinges are prone to loosening, and need to be tightened periodically.

 **Maintain**

Damaged drawers present

Drawers don't glide properly---hit wall

**Sink:**

Flow of water:

Water flowed

Water shut-offs present

Sink drainage:

Sink Drained

Stainless Steel

Spray Wand

Single bowl

Sink caulked to countertop in readily visible areas

**Dishwasher:**

Make: Bosch

Est. Age (mfg **2009**)

**2** Years old (Average expected life, 12yrs)

Model #: SHX98M09 JC/57

Serial # FD890900172

Water shut-off valve:

Present under sink cabinet

Function:

Turned on, run through "full" cycle

Secured in opening:

Straps attached under countertop

**Air Gap Device:**

Drain Vented (**countertop air gap present**)

Faulty installation/drainage problems or other factors may cause dishwasher drain water to backup out of the sink level air vent.


Electrical connection:

Electrical disconnect at Remote Distribution Panel (Sub-Panel)

"Lockout device" is **NOT** present / but recommended

A "lock-out" device on the circuit breaker for the Dishwasher is to ensure the safety of service personnel working on the Dishwasher, and is required/recommended when the Dishwasher is not within sight of the electric panel. I recommend that when a licensed electrician is on the premises for other reasons, that a lock-out device appropriate to the Dishwasher breaker be installed.

 **Safety**

 **Maintain**

**Garbage Disposal:**

Make: In-Sink-Erator

Est. Age (mfg **2009**)

**2** Years old (Average expected life, 10yrs)

Model #: 5-81

Serial # 09071760385

Unit operated, using switch

Proper power cord (with plug-in electrical disconnect)

Vacuum Switch on countertop

**Cooktop:**

Make: Bosch

Est. Age (mfg **2008**)

**3** Years old (Average expected life, 17-19yrs)

Model #: E-Nr PGL985UC/01

Serial # FD8810/00077

Function:

Components heated-up using normal controls

**Gas** Average expected life, 19 yrs

**Gas Shut-off:**

Gas Shut-Off present

**Behind/Under unit**

### Oven/Microwave:

Heating component of Microwave ovens are not operated at time of inspection

Make: **Bosch**

Est. Age (mfg **2008**)

**3** Years old (Average expected life, 17-19yrs)

Model #: HMB8050/01

Serial # 8808200144

Function:

Components heated-up using normal controls

**Oven Door Hits Wall**

**Electric**

Electrical disconnect at Remote Distribution Panel (Sub-Panel)

"Lockout device" is **NOT** present / but recommended

A "lock-out" device on the circuit breaker for the Oven is to ensure the safety of service personnel working on the Oven, and is required/recommended when the Oven is not within sight of the electric panel. I recommend that when a licensed electrician is on the premises for other reasons, that a lock-out device appropriate to the Oven breaker be installed.

**Safety**

**Maintain**

### Refrigerator:

Make: **Bosch**

Est. Age (mfg **2009**)

**2** Years old (Average expected life, 17-19yrs)

Model #: B22CS30SNS/01

Serial # FD8904

Operation:

Operational

Temperature:

Maintaining proper temperatures inside of refrigerators/freezers can be difficult. Obtaining thermometers to place in refrigerators and freezers to continually monitor interior temperatures is recommended for food safety.

**Safety**

**Maintain**

When the temperature of the refrigerator compartment is above 38 degrees F, the setting should be lowered for the safe keeping of food.

When the temperature of the freezer compartment is above 5 degrees F, the setting should be lowered for the safe keeping of food.

**Verify proper temperatures**

Ice Maker

Ice Maker water supply present

Water Tap

Dispensed water

### Exhaust Fan/Hood:

Turned on, using unit controls

Burned out light bulb (s) noted---replace as desired

Vents up through cabinet above

**Vent termination Deferred to Condo Association**

Vent pipes for Kitchen exhaust fans should always be smooth-wall metal pipe. Grease build up in vent pipes is common and can result in grease fires in the duct work. I recommend that these ducts be professionally cleaned by a qualified duct cleaning company annually.

Metal grease screens at the hood itself should be cleaned frequently by homeowner.

**Safety**

**Maintain**

## KITCHEN

### 1001 Floor/Walls/Ceiling:

Satisfactory

Kitchen flooring, walls, and ceiling are inspected for noteworthy damage. Cosmetic flaws are not generally reported.

### 1002 Cabinets & Countertops:

Satisfactory

The countertop to backsplash and sink to countertop connections should be sealed with appropriate caulk.

The drawer under the Oven/Microwave hits the wall when pulled out. I recommend bringing this to the attention of the builder/seller for proper adjustments.

Evaluate

Repair/Replace/Install

### 1003 Sinks & Faucets:

Satisfactory

As with bathroom sinks, the supply shutoff valves to the faucets are not tested. Inspection of the sink includes testing faucets, drain fittings, vegetable sprayer (if applicable), and functional flow and drainage. All sinks and faucets should be properly sealed with caulk at their connections to sinks/countertops.

### 1004 Cooktop:

Satisfactory

Ranges, cook tops, ovens, and exhaust fans are checked for basic function, including controls, door seals, exhaust venting, hinges, lights, etc. Thermostat calibration is not tested. Self-Cleaning functions are not tested.

### 1005 Range Hood Vent:

Satisfactory

### 1006 Built in Oven/Microwave:

Satisfactory

The Oven door hits the wall when opened. I recommend bringing this to the attention of the builder/seller for adjustments adequate to prevent damage to the wall.



Evaluate

Repair/Replace/Install

### 1007 Dishwasher:

Satisfactory

The dishwasher drain line should (and does) incorporate a proper air gap device, typically located on top of the kitchen sink or on the countertop. Water leaking from the air gap device during the dishwasher drain cycle indicates a blockage in the drain hose from the air gap device to the drain fitting.

Monitor

Maintain

### 1008 Waste Disposal:

Satisfactory

Because the inspector does not grind anything when the unit is tested, no other statement about its function can be made.

**1009 Refrigerator:**

Satisfactory

**Inspection Limitations/Exclusions:**

**Some components deferred to Condo Association**

Some appliances not inspected or only partially inspected

Refrigerator

Dishwasher

Disposal

Microwave

Cooktop

Built-in oven

Exhaust vent

Evidence of past leaks under kitchen sinks is common. While I endeavor to verify current leaks at the time of inspection sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection. Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

Appliances are not moved during the inspection.

Oven self-cleaning operation, timers, and thermostat accuracy are not tested.

Refrigerators, freezers, water dispensers, and ice makers are not tested.

Some Components Deferred to Condo Association: notes are for informational purposes only

**Floors / Walls / Ceilings:**

**Floors:**  
 Damage to flooring under washers and dryers is very common and should be anticipated  
 Tile

**Walls:**  
 Damage to walls behind washers and dryers is very common and should be anticipated  
 Drywall

**Ceilings:**  
 Drywall

**Vent Fan to Outside:**  
 Fan turns on  
 Venting to exterior:  
 Vent termination [Deferred to Condo Association](#)

**Appliances:**

**Stacked Washer/Dryer:**  
 Clean the lint filter after each use; this will reduce a known fire hazard, drying time, and energy costs.  
 Safety  
 Maintain  
[Did not operate Dryer](#)  
 Make: Whirlpool  
 Est. Age (mfg 2010  
 1 Years old (Average expected life, 12yrs)  
 Model #: WED9470WW1  
 Serial # M00804465  
 Electric

**Dryer Venting:**  
 Transition Duct (Dryer to permanent vent pipe)  
 Corrugated metal duct  
 Dryer exhaust should vent to the exterior and the vent cap and vent pipe should be maintained free of lint as the build-up/blockages of lint can be a fire hazard.  
 Maintain

**Vent Pipe in Wall & Ceiling:**  
 Type of pipe not determined

**Exterior Cap Location:**  
 Vent termination [Deferred to Condo Association](#)

**Washer:**  
[Did not operate Washer](#)  
 Make: Whirlpool  
 Est. Age (mfg) NOT determined  
 Model #: WFW9470WW01  
 Serial # CS00508290  
 Hot & Cold Supply:  
 Rubber Hoses  
 Rubber hoses under constant pressure are at risk of spontaneous rupture. Consider upgrading these hoses to newer stainless steel jacketed types (especially if the water pressure is above 60 PSI); monitor existing hoses frequently.  
 Upgrade  
 Maintain  
 120 Volt Washer Outlet  
 Drain Stand Pipe  
**Overflow tray:**  
 Overflow tray/drain NOT present but recommended/necessary

**LAUNDRY**

**1101 Floor/Walls/Ceiling:**

Satisfactory  
 Laundry flooring, walls, and ceiling are inspected for noteworthy damage. Cosmetic flaws are not generally reported.

**1102 Cabinets & Countertops:**

N/A

### 1103 Sinks & Faucets:

N/A

### 1104 Appliances Connections / Installation:

N/A: **Some Components Deferred to Condo Association**

Satisfactory

Washing machines located on finished floors should have trays to prevent damage from flooding. When possible it is also recommended that the tray have a drain to the exterior to prevent overflow of the tray. High water alarms can be installed to monitor trays without drains. These trays are especially recommended when located above and/or adjacent to finished spaces.

- Upgrade
- Repair/Replace/Install
- Safety
- Maintain

Rubber hoses under constant pressure are at risk of spontaneous rupture. Consider upgrading these hoses to newer stainless steel jacketed types (especially if the water pressure is above 60 PSI); monitor existing hoses frequently.

- Upgrade
- Repair/Replace/Install
- Safety
- Maintain

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building in accordance with the manufacturer's installation instructions and should be equipped with a back-draft damper. Exhaust ducts (from the Laundry Room wall to the point of termination at the exterior) should be constructed of rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Screens should not be installed at the duct termination. Exhaust ducts should not be connected with sheet-metal screws or any means which extend into the duct. (Screens and screws can trap lint.) Transition ducts from the Dryer to the wall duct system must be listed and approved for the installation. Plastic ducts should never be used. Flexible corrugated metal or smooth wall metal pipe is considered the best choice.

Usually the maintenance of vent terminations at the exterior of the building is the responsibility of the Condo Association. Problems with these caps is common---especially with the dryer caps as many are high off the ground and difficult to get too. I recommend verifying with the Condo Association that there is a maintenance schedule in place for cleaning/inspecting/maintaining these vent caps on at least an annual basis.

- Evaluate
- Safety
- Maintain

### 1105 Ventilation:

N/A: **Some Components Deferred to Condo Association**

#### Inspection Limitations / Exclusions:

**Some components deferred to Condo Association**

Connections concealed behind stacking washer/dryer

Washers and Dryers are not typically operated but are checked for how they are installed, vented, drained etc.

Appliances are not moved during the inspection.

Timer and thermostat accuracy are not tested.

Portable appliances are not tested.

# WOOD DESTROYING ORGANISMS & Mold or Mold-like/Fungal Growth & Household/Yard Nuisance Pests

## 1200 Wood Destroying Organisms (Insects & Fungi & Conducive Conditions):

N/A: **Most areas Deferred to Condo Association**

Satisfactory

In accordance with the provisions of the Revised Code of Washington (RAW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinance and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinance of the same property.

The findings listed within this report are determined by the inspector based on a visual inspection conducted in accordance with Washington Administrative Code (WAC) 16-228-2005 through 2045 and are subject to the limitations within this report, the standards listed below, and as modified by any and all associated reports attached.

This inspector endeavors to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. This inspector will re-perform any services not meeting this standard without additional compensation. In any case, the inspector's total liability is hereby limited to amounts paid to the inspecting firm for the inspections made of the inspected structure.

For every inspection a "site-plan" diagram is prepared detailing the locations of Wood Destroying Organism issues. **"WAC 16-228-2045 requires that a diagram be prepared for WDO Inspection Reports. A copy is available upon request."**

Condominiums, due to the multiple-ownership of the structure, represent special problems associated with the inspection and reporting of Wood Destroying Organisms. While I endeavor to inspect the unit involved with the purchase for Wood Destroying Organisms and Conducive Conditions, many typically inspected areas must be excluded due to lack of access or that the areas are the responsibility of the Condo Association. Because problems in these areas may ultimately affect you either financially or physically, I recommend asking the Condo Association what maintenance plans are in place for the routine inspection of common areas and the overall building structure---including all crawl spaces and attics.

## 1200-B Household / Yard Nuisance Pests:

N/A: **Most areas Deferred to Condo Association**

## 1201 Mold or Mold-like/Fungal Growth:

The Standard Home Inspection does not attempt to identify whether the type of Mold or Mold-like/Fungal Growth seen on the premises are of types considered to have adverse health affects. **Concerns regarding the toxicity of Mold or Mold-like/Fungal Growths is deferred to Licensed Mold Specialists who should be contacted regarding any concerns that you might have about Mold or Mold-like/Fungal Growths found on the property. Please see the information below regarding Mold from the EPA.**

**Mold** (a type of fungus) is a wood inhabiting organism, not a wood destroying organism.

**None seen: General information about mold is provided below.**

### Ten Things You Should Know About Mold (from the EPA):

1. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory
2. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
3. If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.
4. Fix the source of the water problem or leak to prevent mold growth.
5. Reduce indoor humidity (to 30-60% ) to decrease mold growth by: venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing, and
6. Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
7. Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced.
8. Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.

9. In areas where there is a perpetual moisture problem, do not install carpeting (i.e., by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).
10. Molds can be found almost anywhere; they can grow on virtually any substance, providing moisture is present. There are molds that can grow on wood, paper, carpet, and foods.

**The EPA and MOLD**, <http://www.epa.gov/iaq/molds>

The following link is a very good "practical" video about dealing with mold in the home:

**NW Clean Air Agency**, <http://www.nwcleanair.org/aqPrograms/indoorAir.htm>

The following link is a very good source for the most current information regarding mold in the home:

**Health Effects of Indoor Mold**, <http://www.forensic-applications.com/>

- Monitor
- Evaluate
- Repair/Replace/Install
- Safety
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

**Inspection Limitations / Exclusions:**

Many Wood Destroying Organisms have dormant periods and can operate unseen behind walls and insulation. While I attempt to identify rot and insect infestation whenever I can, there can never be any guarantee that there are no infestations of any kind in the home just because infestations were not seen at the time of inspection. Maintaining the home free of Wood Destroying Organisms is an ongoing process that requires vigilance and immediate attention when discovered.

Interiors of walls and finished floors/ceilings/roofs can not be "directly" inspected for Wood Destroying Organisms.

No treatment of Wood Destroying Organisms is provided as part of a Standard Home Inspection.

**Last but not least:**

Ask seller for samples or records of paint colors used on the premises.

Ask seller for copies of construction records/permits.

Ask seller for all available owner's manuals for: Heating/Cooling System, Thermostats, Appliances, Fan Timers, Remote Control Devices, Gas Fireplaces, Gas Cooktops etc.

Obtain keys/combinations to all locks.

Remember to get the remote for the garage door opener (if there is one).

Remember to get "key" for gas shut-off for gas fireplace.

Get minutes of Condo Association meetings.

