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WSDA Inspection Control No.

0000AQ000

WSDA License #67488

# BUILDING INSPECTION REPORT

## At the Corner of Fith and Vine



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ASHI Member #246514

### INSPECTOR:

Charles Buell

WA State Licensed Home Inspector #220

WA State Licensed Structural Pest Inspector, #67488

72 Total Pages

\* Plus Garage Door Testing Procedures

Inspection Report #:

**120613NH 1146**

**INSPECTION INFORMATION:****CLIENT INFORMATION:**

Client: Mr & Mrs New Homeowner  
 Address: Not Applicable  
 Telephone: 206-555-1515  
 Telephone:  
 E-Mail: [charles@buellinspections.com](mailto:charles@buellinspections.com)

**PROPERTY INFORMATION:**

Address: At the Corner of Fith and Vine  
 Type:  Single Family # of Stories:  1  
 Building Age:  2012 Sq Ft:  2303 (actual sq ft not verified)  
 Additions done:  Yes  No Yr  Not determined  
 Remodeling done:  Yes  No Yr  Not determined  
 # of Kitchens:  1 # of Bedrooms:  4  
 Bathrooms:  Full,  Full (shr & tub),  3/4,  1/2,  1/4.

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

East side of the building

Weather at time of inspection: Temperature, Degrees F:  28 Start Time:  11:45am Finish Time:  3:30pm

Clear Skies

**Soil Conditions:**

Frost on Ground

**Home Occupancy Status:**

Occupied

**Present at Inspection:**

Buyer Present

**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 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 was inspected and appeared to be "functional" at the time of the inspection. Although some evidence of wear and tear may exist relative to age and use, 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).

**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.

**Energy Conservation & IAQ:** The addition of, or defects in, this condition and/or component is related to the home's energy efficiency or indoor air quality. While the inspector does not test or determine the quality of indoor air quality there are some things related to indoor air quality that will be noted.

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>, or <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, , bed bugs, cockroaches, fleas, lice, 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.

000 Grounds:

## 100 Exterior & Garage:

1

The LP (Louisiana Pacific) brand siding has a long history of difficulties and has been involved in class action law-suits in the past. The date this material was installed would generally be considered to be after the period of time usually associated with this material and it is possible that this material is a newer version of the material that had problems. It is very important to keep this material well painted/sealed to prevent moisture damage. I recommend annual monitoring of this siding for signs of decay and that it be re-inspected professionally every 3-5 years. These types of materials can hold up well if maintained and installed properly. While this entire installation seems well painted and caulked it is not installed according to published manufacturer's instructions.

Verification is recommended that it is in fact installed properly as there may be exceptions to the published recommendations. Some of the noted issues: Horizontal siding/flashings are caulked with no 3/8" gap, nails that have been over-driven have not been filled and sealed, gaps between butt joints are considerably wider than maximum 3/16" at many locations, saw over-cuts and there are many areas that are missing flashings (window trim on East side of home, outside faucet blocks, crawl space vents). I recommend bringing all of these issues to the attention of the builder and that they be addressed to your satisfaction.

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

2

It is very common for homes to have the trim details installed prior to installation of concrete structures like: sidewalks, steps, stoops etc. Sometimes this results in the concrete being poured over the top of the siding and/or trim materials. This condition can lead to deterioration of the buried materials and creating an environment conducive to wood destroying organisms. This siding and trim should "ideally" be removed from behind the concrete work and properly flashed and sealed to prevent moisture penetration between the house wall and the concrete work. Improving the clearance of the cement board siding from the concrete work is recommended. Maintaining the siding/trim well painted and maintaining the concrete/trim connection well caulked/sealed against moisture penetration is recommended until repairs can be made.

Builders often install concrete stoops over untreated trim components, in spite of the recommendations of the manufacturer. While damage to the structure from this installation is unlikely, I must still report the condition as less. At the time of inspection hidden structures were not visible from interior spaces. The potential for hidden damage is always a possibility in this situation.

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

3

Some exterior trim components above windows and doors are missing proper metal counter-flashings. I recommend installation of proper flashings by a qualified siding contractor where deemed necessary. Locations well protected by roof overhangs usually do not need these counter-flashings.

- Evaluate

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

4 To prevent injury to children and pets the safety beams for garage doors should be located between 4-6" of the floor. I recommend for safety that the sensors on both of the overhead doors be properly located by a qualified garage door installation company.

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

5 The garage door auto reverse mechanism did not reverse at the time of inspection at the Floor-Level test. All garage door opening devices should have a safety feature which automatically reverses the door if it strikes something while closing at the Mid-level, within 2" of the floor, and when the Safety Beam is broken. This feature reduces the risk of liability, damage, injury, and possible death to a child or pet. Garage door openers equipped with this feature usually have a sensitivity adjustment. It is often set incorrectly or in need of adjustment. I recommend that you consult with a qualified garage door installation company for evaluation/repair. Perhaps in conjunction with installation of a new opener.

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

## 200 Foundation / Structure:

### 300 Roof & Attic:

6 At the Upper NW corner of the roof there is some minor mechanical damage to a couple of the shingles. I recommend evaluation/repairs by a qualified party.

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

7 The condition of the roof may be premature failure of the roof surface consistent with factory defects or other causes. I am unable to determine if these are shingles that were part of any recall. I recommend a full evaluation of the roof by a qualified roofing contractor to determine how much longer the roof will be satisfactory and/or provide an estimate for repairs/replacement. There are a lot of opinions as to the cause of shingle blister, but I lean toward moisture/gases trapped within the shingles at the time of manufacture. This is consistent with the "randomness" of the issue on this roof as it appears primarily localized to the lower roof across the garage door openings.

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

8 The attic access cover is not "properly" weather-stripped and can allow for heat /moisture from the living space to enter the attic. This is a common defect where the weather-stripping is installed prior to installation of the decorative trim around the inside of the opening. Because the trim sits inside the weather-stripping there is no contact with the weather-stripping. I recommend for energy conservation that proper insulation and weather-stripping be installed by qualified repair person.

- Evaluate
- Repair/Replace/Install
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain
- Energy Conservation & IAQ

### 400 Electrical:

9 Some of the panel labeling is incorrect (Circuits labeled Entry and Kitchen Lights). I recommend evaluation/repairs by a licensed electrical contractor.

- Repair/Replace/Install
- Safety

**10** The refrigerator, while allowed to be on the countertop receptacle circuit, it is considered best practice to have it be on its own circuit. I recommend having a licensed electrical contractor install a dedicated circuit to the refrigerator as desired.

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

**11** Combination type alarms can be problematic even while meeting "legal requirements" for installation. Carbon Monoxide detectors in conjunction with Ionization type smoke detectors is problematic due to the poor ion technology (see links under smoke detectors previous to this section). The devices also have different life spans. **For best protection, combination type alarms should not be used.** The International Association of Fire Fighters (IAFF) specifically recommends against installing combination alarms.

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

#### 500 Heating:

**12** The required energy information sticker was not noted at the Electrical Service Panel. I recommend bringing this to the attention of the builder for proper completion/installation. It is not likely that the house certificate of occupancy can be granted until this form is complete. This sticker contains information about the home's compliance with Energy Code requirements. The results of duct testing, and blower door testing are two important items that will be listed.

- Evaluate
- Repair/Replace/Install
- Energy Conservation & IAQ

#### 600 Plumbing:

**13** Anti-siphon devices on the two frost free faucets are missing. These devices are required by current regulations. Small amounts of water can remain in the anti-siphon device that can freeze in winter and cause damage to the device. Inside the device, where the water comes out, there is a lever that needs to be moved to drain this small amount of water. This will help protect the device from freeze damage. I recommend bringing this to the attention of the builder for proper repairs.  
The hose faucet at the SE corner of the home is not properly attached to the house (screws missing). I recommend proper attachment by qualified person to prevent damage to the valve/pipe connections.

- Evaluate
- Repair/Replace/Install
- Safety

**14** Typically a maximum of 4, 90 degree bends are allowed in the drain of the TPRV of the water heater--per valve manufacturer and water heater manufacturer recommendations. There are currently at least 6. Unless a way of terminating the drain to the exterior can be achieved with four or less elbows I recommend that it be properly terminated elsewhere. I recommend evaluation/repairs by a licensed plumber and/or bring to the attention of the builder/seller for proper repairs.

- Evaluate
- Repair/Replace/Install
- Safety

#### 700 Doors & Windows:

**15** The Master Bedroom door does not latch. I recommend adjustments by a qualified person to allow for proper function of the doors.

- Evaluate
- Repair/Replace/Install
- Safety

#### 800 Interiors & Structure:

**16** Considerable amount of cold air was noted coming into the home at the floor near the West corner of the fireplace. This is likely due to improperly secured soffit board on the underside of the fireplace that extends past the foundation and possibly due to missing insulation in this overhanging floor structure. I recommend further evaluation to verify that the floor is insulated and the bottom board is properly attached and weather-proofed.

- Evaluate
- Repair/Replace/Install
- Energy Conservation & IAQ

**900 Bathroom(s):**

**17**

Some of the tile backsplash grout is not professionally completed. I recommend careful evaluation of all of the tiled areas by a qualified party to properly complete the grouting.

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

**1000 Kitchen:**

**18**

The dishwasher drain from the Air Gap device to the disposer traps water in it. I recommend a qualified party shorten the hose enough that water won't stand in the pipe which can lead to clogging of the drain.

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

**1100 Laundry:**

**19**

The exterior cap for the dryer was stuck in the open position at the time of the first inspection but because the dryer was operating at the time of inspection I could not determine if it still does or not. I recommend further evaluation and repairs if deemed necessary.

- Repair/Replace/Install
- Maintain



## 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.

Determining the location of property boundary lines is beyond the scope of a Standard Home Inspection and can typically only be determined by a licensed surveyor.

**While a one year warranty inspection may address items that would most likely be considered "cosmetic" under the guidelines of a Standard Home Inspection, I recommend that you make a careful assessment of your own regarding cosmetic concerns that you feel the builder should address.**

**There was much storage 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.**

**There was much storage and belongings in the garage that made observation of covered surfaces virtually impossible. The chances that hidden defects will be found when the garage is emptied is possible. For a more complete opinion of the overall condition I recommend further evaluation of the garage area when the house is vacated.**

There are some cosmetic defects related to the interior of the home. No attempt is made to identify all of these issues but will be mentioned in relation to more serious concerns throughout the report.

**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/>**

# At the Corner of Fith and Vine

120613NH 1146

## EXPLANATION OF TERMS USED IN REPORT:

<input checked="" type="checkbox"/>	<b>N/A (Not Applicable):</b> The component was not present, was not within the scope of the inspection, or was not inspected for other reason(s) as noted.
<input checked="" type="checkbox"/>	<b>Satisfactory:</b> The component was inspected and appeared to be "functional" at the time of the inspection. Although some evidence of wear and tear may exist relative to age and use, no evidence of a "substantial" defect was observed.
<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 handyperson.
<input checked="" type="checkbox"/>	<b>Energy Conservation &amp; IAQ:</b> The addition of, or defects in, this condition and/or component is related to the home's energy efficiency or indoor air quality. While the inspector does not test or determine the quality of indoor air quality there are some things related to indoor air quality that will be noted.

**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.**

**Washington State, Home Inspector Standards of Practice related to the Site:**

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

**(1) The inspector will:**

- Describe** the material used for driveways, walkways, patios and other flatwork around the home.
- Inspect** for serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure.
- Inspect** for proper grading and drainage slope.
- Inspect** vegetation in close proximity to the home.
- Describe** any deficiencies of these systems or components.

**(2) The inspector is not required to:**

- Inspect** fences, privacy walls or retaining walls that are not contiguous with the structure.
- Report** the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.
- Evaluate** hydrological or geological conditions.
- Determine** the adequacy of bulkheads, seawalls, breakwalls, and docks.

**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.

**House on Flat Site:**

- Grading around home:
- Proper grade/drainage away from foundation

**Underground pipe drainage systems:**

**Footing drains:**

- Footing drain point of termination not determined
- Location or appropriateness of footing drain pipe termination not determined
- Presence of footing drain pipes not determined

**Downspout/underground pipe terminations:**

- Located at several points around the foundation-----individual locations identified only in relation to specific problems

**Tight-line drains:**

- Tight-line drains are for the collection of roof water independent of footing drains.
- Tight-line drain point of termination not determined
- Location or appropriateness of tight-line pipe termination not determined

**Driveway:**

- Concrete:

**Street Sidewalk**

- Concrete:

**Walkways:**

- Concrete:

**Retaining Walls:**

Retaining walls are subject to movement if water pressure builds up behind a wall that has not been provided with proper drainage and weep holes. Walls should be vertical or lean slightly to the high side of the slope. If the wall is cracked or tilted forward, it is likely to be failing and should be further evaluated by a structural engineer.

**Loose Stone:**

- Along the West side of property (no determination made as to whether this is on your property or the neighbor's property)
- Rockery

**Vegetation:**

- Satisfactorily maintained away from the house/building

**Patio:**

- Concrete:
- Covered by deck (remains of stoop present)

# GROUNDS

## 001 Grading & Site Conditions:

Satisfactory

A reverse grade around the home will carry water toward the foundation instead of away from it. This water can impact the foundation and find its way into the crawl space contributing to the overall moisture burden of the home.

Maintaining proper grading around the home is recommended.

Maintain

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

Satisfactory

Typically the foundation drainage systems of homes are not visible for inspection. Problems with these drainage systems can be evidenced by a wide variety of water related issues. Foundations can have footing drains and "tight-line" drains that function as separate systems or in some jurisdictions they are all tied together. Evaluation of the type of system installed on a home typically cannot be determined in the course of the Standard Home Inspection.

At the time of inspection there was no obvious indication that the drains are not working.

Maintain

## 003 Driveway / Walkways:

Satisfactory

Maintenance and liability associated with the public sidewalks around homes is often the responsibility of the homeowner. Maintaining the sidewalks free of ice and other hazardous conditions is often the responsibility of the homeowner. I recommend finding out what is expected in your jurisdiction.

Cracks and settlement in driveways are common and can represent a trip hazard. Cracks and differential settlement should be repaired as necessary to prevent falls and they should be properly sealed to prevent water penetration.

Maintain

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

N/A

## 005 Retaining Walls (walls higher than 48"):

Satisfactory

## 006 Vegetation:

Satisfactory

Trees and shrubs add beauty to a home, but can cause damage to exterior components. Vegetation in contact with the house provides an access path for wood destroying insects, promotes moisture against the walls, and may cause physical (mechanical) damage. All vegetation should be cut back away from the home a minimum of 6". Leaves falling from overhanging tree branches can clog gutters, while the roots of larger trees can damage drain pipes and crack foundations.

## 007 Fences & Gates:

Satisfactory

Inspection of fences is generally limited to conditions which may adversely affect the adjacent structure(s). Evaluation of these elements is not within the scope of a standard home inspection. Wood components are prone to decay and insect damage. I advise checking these components for assurance of personal acceptability.

Much of the fencing around the property is in poor condition----repair/replace as desired.

Maintain

## 008 Patio:

N/A

**Grounds Inspection Limitations / Exclusions:**

Fences that surround the property are typically not inspected----except as an additional service.

Soil and slope stability and hydrological conditions are not within the scope of this inspection.

The functionality of underground drainage components cannot be determined during a typical inspection.

In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

A Standard Home Inspection does not include evaluation of elements such as site lighting, irrigation systems, fencing, and/or recreational elements on the site.

Evaluation of these elements may be warranted.

**Non-Wood Destroying Organisms (Household Pests):**

While this inspector may comment on evidence of Rodent and other vermin activity around the home, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

**Vermin Activity Noted on the Grounds:**

**Rodents**

"Commercial" bait-boxes present

**Washington State, Home Inspector Standards of Practice related to the Exterior:**

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

**(1) The inspector will:**

**Describe** the exterior components visible from ground level.

**Inspect** visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

**Probe** exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

**Describe** any deficiencies of these systems or components.

**(2) The inspector is not required to:**

**Inspect** Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

**Inspect** Safety type glass or the integrity of thermal window seals.

**Inspect** Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

**Test** or evaluate the operation of security locks, devices or systems.

**Enter** areas beneath decks with less than five feet of clearance from the underside of joists to grade.

**Evaluate** the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

**Exterior wall structure:**

Wood Frame

2x6 wood wall construction

**House Numbers:**

Numbers present on house

**House location/address not found by GPS**

Nearest cross streets only

In an emergency it is important for authorities and service personnel to readily locate the home. I recommend that homeowner make sure that house numbers are visible from street (both night and day) and maintained. Modern requirements call for numbers/letters to be a minimum of 4" high and placed on a contrasting surface and lighted.

**Maintain**

**Exterior Wall Covering(s):****Building Sheathing:**

It is not always possible to identify the type of structural sheathing present on the home. There are methods of home construction where the sheathing is sometimes eliminated or where what is noted in one area is not indicative that it is present elsewhere.

**Maintain**

**Artificial Stone Cladding:**

Methods of installation typically cannot be determined in the course of a Standard Home Inspection

**Hardboard/OSB (Oriented Strand Board) Cladding:**

Siding **behind/in-contact-with concrete** structures

Front entryway

**LP, Louisiana-Pacific**

**Appears to be "second generation LP"**

Recessed fasteners evident

A few locations noted

As hardboard siding begins to swell the result can be recessed nail-heads giving them the appearance of being "over-driven."

Many hardboard or other composite sidings are subject to rapid deterioration due to improper installation, finishing or maintenance. I recommend monitoring the siding's conditions and/or perform any required remedial work promptly to maximize the service life. If significant deterioration is allowed to occur, repair may not be feasible. Product identification in the field is often not possible. Contact the manufacturer or installer for repair or warranty information, when possible. There may be some recourse for certain repair needs under product settlements. **It is beyond the scope of the Standard Home inspection to determine applicability/or recourse regarding siding settlement issues.**

Painted

None to minimal paint failure

Horizontal Lap

Shingle style in some areas

Butt joints caulked

Joints appear wider than 3/16" at many locations

Some over-nailed nail-heads not filled/sealed

Joints where siding butts into trim are caulked

Decorative "Banding" (**Belly-band**) horizontal trim components

Counter-flashings:

Flashings present

3/8" gap between siding and flashing missing at most if not all locations

**Wood Destroying Organisms & Conducive Conditions in Siding/Wall Coverings:****Conducive Conditions:**

OSB type siding

Improper installation noted

Other wall covering issues:

Horizontal trim components not flashed

Above crawl space vents

Above penetration blocks

Outside faucets

Outside light fixtures

Painted

None to minimal paint failure

Decorative "**Banding**" (Belly-band) horizontal trim components

Counter-flashings:

### Trim, Eaves, Soffits, Fascia:

**OSB components present:**

LP, Louisiana-Pacific

Painted

None to minimal paint failure

### Wood Destroying Organisms & Conducive Conditions in Trim/Soffits:

**Conducive Conditions:**

Some trim **in contact** with concrete structures

Horizontal trim components not flashed

Above crawl space vents

Above windows

Above penetration blocks

### Front Entryway/Stoop:

**Surface/steps:**

**Concrete/Masonry**

Concrete covers untreated wood structures (rim joist)

**Surface Drainage:**

Slopes **away** from home

**Entryway Roof Structure:**

Included in Roof Section (part of House roof)

**Roof Support structures:**

Wrapped posts---methods of attachment not visible

### Wood Destroying Organisms & Conducive Conditions related to Stoop:

#### Front Entryway/Stoop:

**Conducive Conditions:**

Siding behind concrete/masonry structures

Wood trim behind concrete/masonry structures

Stoop covers untreated wood **floor** structures

Typical of time of construction

Evaluation of hidden structures not possible due to corresponding areas in crawl space being **covered with insulation**

### West Deck:

**Only casually inspected**

**Deck/Floor Structure:**

**Post & Pier:**

Poured concrete

Not visible

**Bottom attachment:**

No means of attachment visible

**Top attachment:**

Support posts continuous with barrier railing posts

Some appearance grade pressure treated blocks added on the sides of the posts to support rim joists

Decay/rot will likely occur with time

**Support posts:**

Treated wood

Surface treated wood blocks (non-ground-contact type)

**Support Beams:**

Treated wood

**Ledgers:**

Independent of house

**Surface:**

**Synthetic Wood/Plastic**

It is beyond the scope of the Standard Home Inspection to determine the composition of composite-type decking materials. Some of these materials are 100% plastic, while others have some amount of wood fiber that may affect durability. Most of these materials have a life expectancy that exceeds most natural wood surfaces.

**Railings (top cap):**

Not installed--under construction

**Stair Structure:**

Not installed--under construction

**Space under deck:**

Open/no enclosure

**Wood Destroying Organisms & Conducive Conditions related to Deck:**

**West Deck:**

**Conducive Conditions:**

Treated and semi-treated structures sistered together

# EXTERIOR

**101 Exterior Walls:**

Repairs/improvements recommended and/or necessary

Exterior wall coverings protect the wall structure and living space from water, wind, and sun damage. If not installed and maintained properly, exterior siding can be vulnerable to moisture entry, causing siding failure and/or structural damage. Routine maintenance of exterior walls should include: sealing gaps, openings, and joints at door and window frames with appropriate caulk and/or weather stripping; cleaning and repainting or re-staining wall surfaces as necessary; and keeping vegetation cut back at least 6 inches away from wall surfaces.

Identification of the property address is difficult due to house not being located by GPS---no further recommendation at this time.

- Evaluate
- Repair/Replace/Install
- Safety

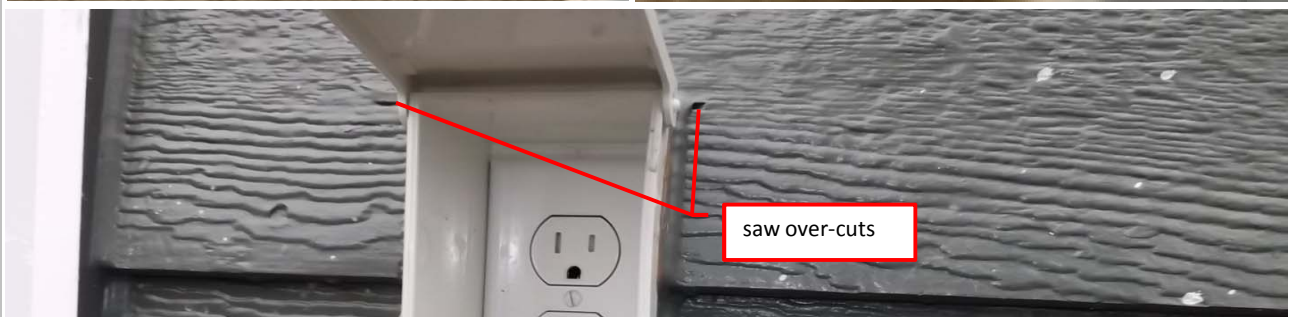
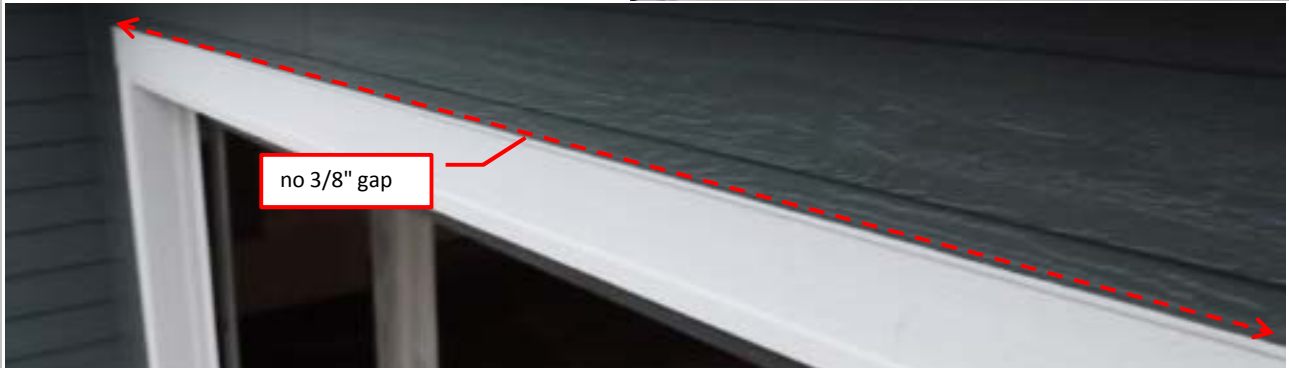
All pipe & wire penetrations, cracks in the siding, and connections at windows/siding should be properly caulked by homeowner/handyperson to prevent moisture and vermin entry to the home. Only minor gaps in need of caulking were noted at the time of inspection.

- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

The LP (Louisiana Pacific) brand siding has a long history of difficulties and has been involved in class action law-suits in the past. The date this material was installed would generally be considered to be after the period of time usually associated with this material and it is possible that this material is a newer version of the material that had problems. It is very important to keep this material well painted/sealed to prevent moisture damage. I recommend annual monitoring of this siding for signs of decay and that it be re-inspected professionally every 3-5 years. These types of materials can hold up well if maintained and installed properly. While this entire installation seems well painted and caulked it is not installed according to published manufacturer's instructions.

Verification is recommended that it is in fact installed properly as there may be exceptions to the published recommendations. Some of the noted issues: Horizontal siding/flashings are caulked with no 3/8" gap, nails that have been over-driven have not been filled and sealed, gaps between butt joints are considerably wider than maximum 3/16" at many locations, saw over-cuts and there are many areas that are missing flashings (window trim on East side of home, outside faucet blocks, crawl space vents). I recommend bringing all of these issues to the attention of the builder and that they be addressed to your satisfaction.





Below are some of the applicable manufacturer's recommended installation instructions:

CONDITION		CORRECTION	
Snug		OK	
Flush		OK	
Visible fiber		Paint	
Countersunk 1/16"-1/8 IN.		Apply sealant	
Countersunk more than 1/8 in.		Apply sealant and re-nail	

**HORIZONTAL TRIM AND BAND BOARD**

**DOORS & WINDOWS**

**BUTT JOINT DETAIL**

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

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

Repairs/improvements recommended and/or necessary

Trim components include eaves, soffits, fascia, and moldings at door and window frames. Regular maintenance of trim and trim connections should be practiced in concert with siding maintenance to prevent moisture damage.

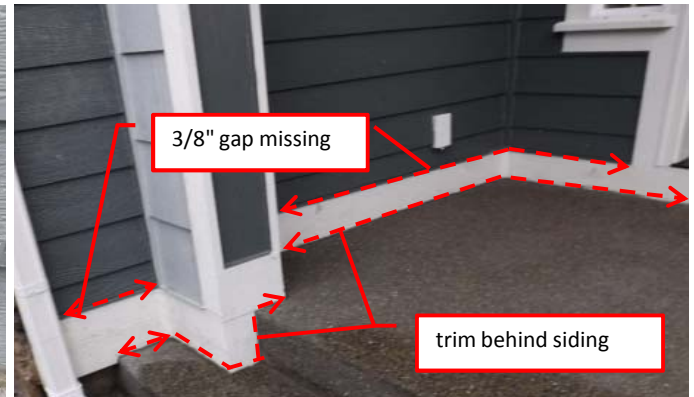
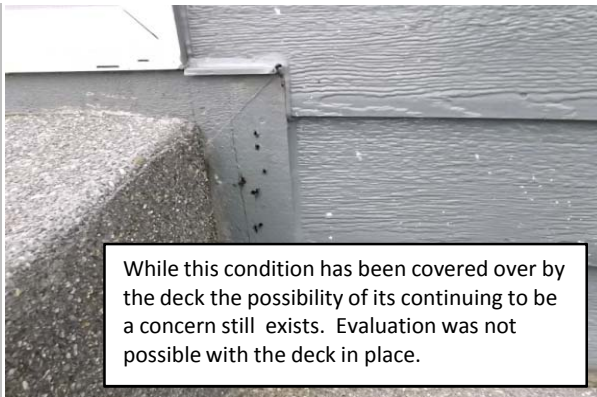
The wood trim around the crawl space vents are not properly counter-flashed (see 101). This will hasten paint failure resulting in decay of these structures. I recommend that these components be vigilantly maintained and/or installation of proper flashings by a qualified party.

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

It is very common for homes to have the trim details installed prior to installation of concrete structures like: sidewalks, steps, stoops etc. Sometimes this results in the concrete being poured over the top of the siding and/or trim materials. This condition can lead to deterioration of the buried materials and creating an environment conducive to wood destroying organisms. This siding and trim should "ideally" be removed from behind the concrete work and properly flashed and sealed to prevent moisture penetration between the house wall and the concrete work. Improving the clearance of the cement board siding from the concrete work is recommended. Maintaining the siding/trim well painted and maintaining the concrete/trim connection well caulked/sealed against moisture penetration is recommended until repairs can be made.

Builders often install decks over untreated trim components, in spite of the recommendations of the manufacturer. While damage to the structure from this installation is unlikely, I must still report the condition as less than ideal.

At the time of inspection hidden structures were not visible from interior spaces. The potential for hidden damage is always a possibility in this situation.



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

Some exterior trim components above windows and doors are missing proper metal counter-flashings. I recommend installation of proper flashings by a qualified siding contractor where deemed necessary. Locations well protected by roof overhangs usually do not need these counter-flashings.

Many of the windows have had trim installed around them in conjunction with the installation of the windows. Ideally the head trim around these windows should have been counter-flashed but have been caulked instead. Maintaining these areas well caulked and sealed is recommended or have proper flashings installed to reduce maintenance---at least on more exposed windows.





The new door at the West side of the home is not properly flashed at the top of the head jamb. I recommend evaluation/repairs by a qualified party.



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

### 103 Decks / Stoops:

See 102 regarding the installation of concrete over the wood trim.

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

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

For information about proper deck construction, that meets current requirements, see the following link (please note that if this deck is in Seismic zones Do, D1, D2 & D3 there are other requirements for construction in many jurisdictions that are better covered in the second link below):

**PROPER DECK CONSTRUCTION** <http://www.awc.org/Publications/DCA/DCA6/DCA6-09.pdf>

For information about proper deck construction, that meets current requirements, and more specific to the Puget Sound region see the following link:

[http://www.mybuildingpermit.com/Constuction%20Tip%20Sheets/tip%20sheet%2005\\_09.pdf](http://www.mybuildingpermit.com/Constuction%20Tip%20Sheets/tip%20sheet%2005_09.pdf)

While in general the deck construction seems adequate, over time the non-ground contact type pressure treated wood blocks that support the rim joists all around the deck could rot. I recommend monitoring and if the blocks do start to decay, replacement may be warranted. I recommend completion of the deck to modern standards referenced above.

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

**Inspection Limitations / Exclusions:**

Unless otherwise noted, inspection of the exterior of the home is limited to a visual inspection from the ground.

- No access below Decks
- Deck installation in process

Out-Buildings/Structures, are not included in this inspection (or only casually inspected).

**Non-Wood Destroying Organisms (Household Pests):**

While this inspector may comment on evidence of Rodent and other vermin activity within the Wall Structures and around the exterior of the home/building, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

**100G GARAGE STRUCTURE:**

**INFO & MAINTENANCE**

**Washington State, Home Inspector Standards of Practice related to the Garages or Carports:**

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

**(1) The inspector will:**

- Inspect** the condition and function of the overhead garage doors and associated hardware.
- Test** the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.
- Inspect** the condition and installation of any pedestrian doors.
- Inspect** fire separation between the house and garage when applicable.
- Report** as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.
- Describe** any deficiencies of these systems or components.

**(2) The inspector is not required to:**

- **Determine** whether or not a solid core pedestrian door that is not labeled is fire rated.
- **Verify** the functionality of garage door opener remote controls.
- **Move** vehicles or personal property.
- **Operate** any equipment unless otherwise addressed in the SOP.

**Attached Garage:**

3 car bays (2 doors)

**GARAGE FOUNDATION:**

Foundation included in House Foundation

**Garage Floor:**

Concrete

Some cracking occurs in all concrete slabs due to shrinkage during the curing process. Floor coverings generally prevent detection of cracks or settlement in concrete slabs, unless the condition is severe. Floor coverings are not removed during the inspection.

Cracks present:

- Cracking typical of age and type of construction
- Other cracks possible in areas **covered by storage**

Garage Floor Slopes down toward overhead door (s)

**Evidence of Present flooding/moisture in Garage Space:**

None Seen

**GARAGE ROOF & ROOF STRUCTURE:**

Included in House Roof Section

**GARAGE ELECTRICAL:**

Included in house electrical

**GARAGE PLUMBING:**

Included in house plumbing

**GARAGE DOORS:**

**Overhead Door#1:**

North Overhead Door

Metal

Door panels:

**General Warning Label** on one of the door panels:

General Warning Label Present

**Bottom of Door** Weather-stripping

Weather-stripping present on bottom of door

Door **jamb/trim**:

**Top and Sides** Weather-stripping:

Weather-stripping present

Door **hardware**:

Spring Assembly Warning Label:

Warning label **Present**

Bottom Bracket Warning Labels:

Warning Labels **Present**

**Automatic Opener:**

**Overhead garage doors can be very heavy and represent considerable danger if not properly maintained and properly operated. While I do very rudimentary safety testing of the doors (consistent with recommended testing procedures of United Laboratories and the Consumer Products Safety Commission), these tests are not all of the testing that can be done and do not represent any guarantee or warranty as to the door's safety. Any deficiencies pointed out in the course of this inspection should be further evaluated/repared by a qualified garage door installation company and all necessary testing of the door's installation and operation should be performed at that time.**

**Above information not repeated for additional overhead doors**

Manual operation/**Door Balance**:

Manual release handle present:

**While these manual release handles are required on doors, some installations are problematic with car racks and other items frequently installed on the roofs of vehicles.**

**Above information not repeated for additional overhead doors**

Door operated up-and-down normally/easily

Stayed open 3-4 feet above the floor

Manual lock removed/disabled

Operator Button >5 feet above walking surface

Manufacturers installation instructions require that garage door opener buttons be located more than 60" above the floor to prevent use by small children.

**Above information not repeated for additional overhead doors**

Push Button:

Present

Key pad at exterior

Combination not determined

Remote Control Device (s):

None seen

**Required warning label in place near operator button:**

Warning label present

**IMPORTANT SAFETY INSTRUCTIONS (UL & CPSC):**

**WARNING**-To reduce the risk of severe injury or death:

- 1. READ AND FOLLOW ALL INSTRUCTIONS.**
- 2. NEVER LET CHILDREN OPERATE OR PLAY WITH THE DOOR CONTROLS.** Keep remote control away from children.
- 3. Always keep the moving door in sight and away from people, pets and objects until it is completely closed. NO ONE SHOULD CROSS THE PATH OF A MOVING DOOR.**
- 4. TEST THE DOOR OPERATOR MONTHLY.** The garage door MUST reverse on contact with a 1-1/2 inch high object (or a piece of two-by-four lumber laid flat) on the floor. If the door doesn't stop and reverse after contact with the object, disconnect the operator and use the door manually until the operator is replaced or repaired by a qualified technician.
- 5. When possible. USE THE EMERGENCY RELEASE ONLY WHEN THE DOOR IS CLOSED. Use caution when using this release with the door open. Weak or broken springs are capable of increasing the rate of door closure and increasing the risk of severe injury or death.**
- 6. KEEP GARAGE DOORS PROPERLY BALANCED.** See owner's manual. An improperly balanced door increases the risk of severe injury or death. Have a qualified service person make repairs to cables, spring assemblies and other hardware.

**Above information not repeated for additional overhead doors**

Chamberlain

**Auto reverse functions:**

Mid-level test (Force Setting):

Test the **force setting** of your garage door opener by holding the bottom of the door as it closes. If the door does not reverse readily, the force setting may be excessive and need adjusting. See your owner's manual for details on how to make the adjustment.

**Above information not repeated for additional overhead doors**

Safety

Maintain

Door reversed

Floor level test:

With the door fully open, place a 1-1/2" thick piece of wood (a 2" X 4" laid flat) on the floor in the center of the door. Push the transmitter or wall button to close the door. The door must reverse when it strikes the obstruction. If the door does not reverse, have it repaired or replaced. Have a qualified technician adjust, repair, or replace the opener or door.

Above information not repeated for additional overhead doors

-  Safety
-  Maintain

Door did **NOT** reverse within 2 seconds-----repairs recommended

Safety Beam test:

Safety beam sensors are located within 4-6" of the floor on both sides of the doorway. When the beam is "interrupted" the door should reverse and fully open.

Above information not repeated for additional overhead doors

-  Safety
-  Maintain

Door reversed when beam broken

Safety-beams not within 4-6" of the floor---too high

For additional information on proper maintenance and testing of garage doors see:

[DASMA Safety Protocols, http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf](http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf)

Above information not repeated for additional overhead doors

## Overhead Door#2:

### South Overhead Door

Metal

Door panels:

**General Warning Label** on one of the door panels:

General Warning Label Present

**Bottom of Door** Weather-stripping

Weather-stripping present on bottom of door

Door **jamb/trim**:

Minor Rot/decay present where door jambs meet the ground

**Top and Sides** Weather-stripping:

Weather-stripping present

Door **hardware**:

Spring Assembly Warning Label:

Warning label **Present**

Bottom Bracket Warning Labels:

Warning Labels **Present**

**Automatic Opener:**

Manual operation/**Door Balance**:

Manual release handle present:

Door operated up-and-down normally/easily

Stayed open 3-4 feet above the floor

Operator Button >5 feet above walking surface

Push Button:

Present

**Required warning label in place near operator button:**

Warning label present

Chamberlain

**Auto reverse functions:**

Mid-level test (Force Setting):

Door reversed

Floor level test:

Door did **NOT** reverse within 2 seconds-----repairs recommended

Safety beam test:

Door reversed when beam broken

Safety-beams not within 4-6" of the floor---too high

## Garage/House Door (s):

**20-minute fire-rated door**

Rating certification sticker noted

**Lockset & Security mechanisms:**

Locking mechanisms functioned under test

Dead-Bolt present

## Interior Walls/Ceilings:

Walls and ceilings that separate the garage from living space are required to be constructed of fire-resistant materials. These requirements for abutting walls, ceilings, and doors are intended to reduce the spread of gasoline fires to living areas. For improved safety in attached garages, I suggest installation of a smoke/alarm detector on the garage ceiling.

While materials may be "described" in the report, it is beyond the scope of a Standard Home Inspection to determine if the particular materials installed on the walls and ceilings of garages meet past/present fire-resistant surface requirements. Any concerns should be addressed by the local jurisdiction.

**Fire Resistant Surfaces:**

Appears to be fire-resistant **walls/ceilings** between garage and home (typical of requirements at time of construction---thicknesses not determined)

## GARAGE:

### 100G Garage Foundation/Exterior/Roof Included in House Foundation/Exterior/Roof Sections:

#### 101G Overhead Doors:

Please find attached to end of this report the **DASMA Checklist (Door & Access Systems Manufacturers Association)** that details recommended inspection features for the home inspector and home owner. I follow these guidelines when inspecting overhead doors and any failure of the door or its related opener components under testing is considered an indication of failure of the door system and not the tester and indicates a need for repairs/maintenance by a qualified overhead door installation company.

Repairs/improvements recommended and/or necessary

To prevent injury to children and pets the safety beams for garage doors should be located between 4-6" of the floor. I recommend for safety that the sensors on both of the overhead doors be properly located by a qualified garage door installation company.



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

The garage door auto reverse mechanism did not reverse at the time of inspection at the Floor-Level test. All garage door opening devices should have a safety feature which automatically reverses the door if it strikes something while closing at the Mid-level, within 2" of the floor, and when the Safety Beam is broken. This feature reduces the risk of liability, damage, injury, and possible death to a child or pet. Garage door openers equipped with this feature usually have a sensitivity adjustment. It is often set incorrectly or in need of adjustment. I recommend that you consult with a qualified garage door installation company for evaluation/repair. Perhaps in conjunction with installation of a new opener.

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

#### 102G Garage/House Door:

Satisfactory

#### 103G Garage Interior Wall & Ceiling & Floor:

Satisfactory

#### Inspection Limitations / Exclusions related to Garage:

Storage in Garage



# 200 FOUNDATION & HOUSE STRUCTURE & CRAWL SPACE

INFO & MAINTENANCE

## Washington State, Home Inspector Standards of Practice related to the Building Structure:

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

### (1) The inspector will:

**Describe** the type of building materials comprising the major structural components.

**Enter** and **traverse** attics and subfloor crawlspaces.

**Inspect** the condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.

**Inspect** the Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

**Probe** a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

**Describe** any deficiencies of these systems or components.

**Report** all wood rot and pest-conductive conditions discovered.

**Refer** all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

### (2) The inspector is not required to:

**Enter** Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams).

**Enter** any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.

**Move** stored items or debris or perform excavation to gain access.

## HOUSE & ATTACHED GARAGE FOUNDATION:

### Main Crawl Space:

Crawl spaces are particularly prone to wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. [Check periodically for potential concerns.](#)

Maintain

#### Access:

Exterior at:

Closet in:

Entryway

Access Door Insulation & Weather-stripping:

Weather-Stripping & Insulation present

**Inspection Method and Access Limitations:**

Traversed to all corners

**Limitations:**

Plumbing/Pipes

Ductwork

#### Foundation:

##### 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.

It is usually not possible to determine whether masonry foundations, chimneys or other concrete elements have been properly reinforced.

##### Efflorescence Present

Water that moves through masonry in a liquid state can result in the formation of efflorescence, which can disfigure the face of masonry/concrete structures. Migrating water dissolves salts from inside the concrete/brick and then deposits them on the surface as the water evaporates. Usually it is not destructive, only disfiguring. Sealing the surface of a wall in this situation can lead to spalling (exfoliation) of the surface and is therefore not recommended.

None to Minimal

Typical of age/type of construction

##### Cracks present:

None seen

##### Foundation Sill Plate:

**Treated** foundation sill plate

**Bolting** of foundation:

Foundation sill plate bolted

Bolting consistent with practices typical of age and type of construction.

Some foundation sill plate bolting not visible/not determined due to **insulation**

##### Foundation Pony Walls:

Framing:

Conventional framing

Sheathing on **Exterior**:

OSB

Diagonal bracing present  
Adequacy not determined

#### Floor System Framing

Floor system partially visible due to insulation

**Wood Joists: 2x8, 16"oc**

OSB Sub-Floor

Sub-Floor adhesive not noted

**Support Posts:**

**Pressure Treated Support Posts**

Bottom attachment present

Top Attachment present

Adequate clearance to floor system (>18")

Adequate clearance to wood beams (>12")

**Dirt Floor**

#### Fire-Blocking/Draft-Stopping

Insulation can conceal missing fire-blocking and it also can act as effective fire-blocking in some cases. When the crawl space is fully insulated evaluation of fire-blocking deficiencies is not usually possible.

Requirements for fire-blocking in homes has changed over the years and varied from jurisdiction to jurisdiction. In general more modern requirements call for "stopping" the spread of fire from lower level spaces to upper level spaces. To achieve this there are specific requirements as to sealing/blocking of spaces around pipes, ducts, chimneys, wiring, laundry chutes, chases etc.

**It is beyond the scope of this inspection to determine if all fire-blocking is in place, but where it is "obviously" missing I attempt to identify the condition/location and recommend appropriate repairs for improved fire safety.**

Major omissions of fire-stopping will be more thoroughly reported on in the Narrative section of the report, otherwise repairs to missing fire-stopping should be done by the appropriate trade or other qualified repair person.

Safety

#### Evidence of Present water/moisture in Crawl Space:

None Seen

#### Crawl Space Ventilation:

Rim Joist Vents

#### Crawl Space Insulation:

Ceiling Cavity:

Fiberglass

Minor displacement of insulation noted

Unless the deficiencies in the installation of the insulation are significant further discussion in the report is unwarranted. I recommend that homeowner/handyperson correct deficiencies such as minor displacement, minor loss of coverage etc.

Maintain

#### Vapor Barrier/Ground Cover:

Present

Black Plastic

Even with the low light levels provided by crawl space vents, clear plastic can promote growth of vegetation in crawl spaces. Clear plastic ground covers should be covered/replaced with black 6 mil plastic.

## FOUNDATION & HOUSE STRUCTURE & CRAWL SPACE

Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indications present at the time of the inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer.

Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

#### 201 Crawl Space & Garage Foundation Wall:

Satisfactory

There is a "gravity" drain visible at the NE corner of the crawl space. Where this terminates is unknown. Sometimes these gravity drains were installed during construction of the foundation so that the foundation could drain out rain water before the house was constructed. The drain is screened to prevent vermin from entering the crawl space, and it should be monitored during periods of heavy rains for water intrusion---no sign of past or ongoing water intrusion was noted at the time of inspection. Any water intrusion noted should be corrected immediately by a qualified drainage contractor. Properly terminated Gravity Drains can also act as emergency high water drains for plumbing leaks and other forms of water intrusion.

- Monitor
- Maintain

**202 Crawl Space Framing/Entrance:**

Satisfactory

It is outside the scope of a Standard Home Inspection to determine the load capabilities of floor systems. When heavy objects are to be located within the home (like pianos, waterbeds, etc) care must be taken, and determinations made as to the load capabilities of the floors where heavy objects are to be located.

- Maintain

**203 Crawl Space Insulation:**

Satisfactory

**204 Crawl Space Ventilation, Crawl Space Plastic Ground Cover:**

Satisfactory

If the floor of a crawl space or basement is soil and/or gravel, it should be covered with a vapor retarding barrier of 6 mil black polyethylene sheeting. Adjoining sections of the barrier material should overlap at least 6 inches, and pier blocks should not be covered.

- Maintain

**Inspection Limitations / Exclusions:**

**Crawl Space:**

- Floors above crawl space Insulated / Not Visible
- Plumbing
- Ductwork
- Very little of Foundation Walls visible at exterior

**Non-Wood Destroying Organisms (Household Pests):**

While this inspector may comment on evidence of Rodent or other vermin activity within the home, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

None indicated

**Washington State, Home Inspector Standards of Practice related to the Roof:**

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

**(1) The inspector will:**

**Traverse** the roof to inspect it.

**Inspect** the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.

**Report** the manner in which the roof is ventilated.

**Describe** the type and general condition of roof coverings.

**Report** multiple layers of roofing when visible or readily apparent.

**Describe** any deficiencies of these systems or components.

**(2) The inspector is not required to:**

**Traverse** a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.

**Remove** snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.

**Inspect** gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.

**Operate** powered roof ventilators.

**Predict** remaining life expectancy of roof coverings.

**HOUSE ROOF:****Roof Configuration:**

Gable

Shed

**Roof Covering Material:**

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods, or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be easily detected and may result in future concerns.

**"Architectural" Grade Composition Shingle:**

25-35 year life span

<2 Years: "Gueestimate" of age of roof

Method of shingle attachment:

3/8" head nails present----means of shingle attachment

**Tabs sealed down** (random sampling)

Some **mechanical** damage

Very steep roofs often suffer minor mechanical damage

Torn shingles at the SW corner of the upper roof

Evidence of **siding pump-jacks** being attached through shingles instead of under the shingles

Nail holes caulked

Some **granular loss / bubbling consistent with factory defects**

Localized

Lower East roofs

**Roof Inspection Method:**

Walked on

Some areas not walked on

Too Steep

**Layers of Roofing:**

A determination should be made at the time of re-roofing as to whether or not ripping off of the existing layers and/or roof decking work will be necessary. Roof loading, local requirements or the need to provide a firm base for the new roofing are some of the factors to consider.

Likely original roof covering

1 layer

**Roof Flashings:**

**Lapped Style Valley---Architect Grade** (one plane runs under the adjoining plane which overlaps and is cut parallel to the valley---at the valley)

Some manufacturers do not approve the use of "closed" type valleys---whether woven or lapped styles. It is not possible for the inspector to determine if the current installation on this home meets manufacturer's recommendations. Use of closed valleys voids the warranty with some manufacturers and is merely a "best practices" recommendation with others. The primary concern is that due to the longer life expectancy of this type of roof, closed valleys will result in more wear of the surface in those areas. As long as proper underlayment was installed under the valley, failure of the surface may be less problematic. Annual monitoring is recommended.

**Roof-to-wall kick-out flashings:**

Flashings present

**Eave flashings:**

Eave flashings **NOT** present/roofing materials overhanging gutters

**Rake flashings:**

Flashings **NOT** present/roofing materials overhanging edge of roof

**Barge Rafter** Flashings:

Flashed with shingles

**Roof to wall flashings:**

Metal Flashings present

**Step flashings:**

Step Flashings present

**Fall protection brackets noted:**

Present---typically required in modern construction

**Main Attic:**

**Washington State, Home Inspector Standards of Practice related to the Insulation & Ventilation:**

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

**(1) The inspector will:**

**Inspect** the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

**Describe** the type of insulation in viewable and accessible unconditioned spaces.

**Report** missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

**Report** the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

**Report** the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

**Describe** any deficiencies of these systems or components.

**(2) The inspector is not required to:**

**Determine** the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

**Determine** the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

An attic access opening should be provided to all attics of combustible roof construction. The opening should be not less than 22 inches x 30 inches, should be located in a readily accessible location, and should have at least 30 inches of headroom above the access opening.

Access hatches to insulated attic areas should also be insulated, and the access opening should be fitted with weather-stripping to insure a tight fitting seal.

**Above all of upper living space**

Attic Access Location:

Laundry

**Inspection method:**

Traversed to all areas with adequate clearances

Partially traversed due to **insulation and low clearances**

**Access Door/Cover:**

Minor **mechanical damage** to cover noted

Cover does not seat/seal properly

Weather-stripping does not contact support surfaces

Access Door/cover Insulation & Weather-stripping:

Weather-stripping not installed properly---not functional

**Inspection of Attic limited by:**

Ductwork

Insulation in Joist/Rafter Space

**Roof Framing:**

Trusses

Engineered roof trusses are now commonly used for roof structures. Since the lower chord of a truss is usually not designed for vertical loading, attics should not be used for storage unless the trusses are specifically designed for such use.

Truss framing members should not be cut or field altered without design analysis. Once altered, a change in the loading pattern often dictates that the manufacturer, or structural engineer, must determine what remedial action is needed.

24" oc

**Roof Sheathing:**

OSB

Damage or deterioration is typically due to excessive moisture from inadequate ventilation, leakage or manufacturing defects. Such damage, if widespread, can be structurally significant and adversely affect the roof integrity.

**Insulation:**

Estimates of depth of insulation is not meant to imply that the attic is sufficiently insulated or that the estimated depth is consistent throughout the attic. Use these depth "guesstimates" as a guide in determining the necessity for upgrading/adding additional insulation or in determining if the amount is "close" to recommended current standards. Adequacy of insulation can best be determined by a professional Energy Audit.

Depth of insulation indicated by **depth-markers**

Accuracy of installed depth markers not determined

**FIBERGLASS:**

"White" Loose-Fill

3 = R-Value per inch

Depth:  inches of insulation installed

R-Value: 50.4

Eave Insulation Baffles:

Baffles present  
Insulation Baffles around B-Vents:  
Baffles present

#### Ventilation:

Ventilation of the home is examined by looking for eave, soffit, gable, roof and ridge vents. Even when present, these vents can be compromised by blockage or inadequate clearances not visible to the inspector.

Ventilation of attics and roof cavities is essential to allow heat to escape in the summer and moisture to escape in the winter. A properly ventilated attic/roof cavity keeps the house more comfortable in the summer, and prevents condensation that can damage roofing components. Newer homes that are well insulated should have no less than one square foot of free vent area for each 150 square feet of ventilated area. The amount can be reduced to one square foot for each 300 square feet if the ventilation is equally divided between the lower and upper portions of the area being vented, or if a vapor barrier is installed on the warm side of the insulation.

#### Soffit vents:

Soffit vents are present

#### Roof vents:

Roof vents are present

#### Evidence of Present moisture in Attic Space:

None Seen

#### Fire-Blocking/Stopping

Insulation can conceal missing fire-blocking and it also can act as effective fire-blocking in some cases. When the attic space is fully insulated evaluation of fire-blocking deficiencies is not usually possible.

Requirements for fire-blocking in homes has changed over the years and varied from jurisdiction to jurisdiction. In general more modern requirements call for "stopping" the spread of fire from lower level spaces to upper level spaces. To achieve this there are specific requirements as to sealing/blocking of spaces around pipes, ducts, chimneys, wiring, laundry chutes, chases etc.

**It is beyond the scope of this inspection to determine if all fire-blocking is in place, but where it is "obviously" missing I attempt to identify the condition/location and recommend appropriate repairs for improved fire safety.**

Major omissions of fire-stopping will be more thoroughly reported on in the Narrative section of the report, otherwise repairs to missing fire-stopping should be done by the appropriate trade or other qualified repair person.

 Safety

#### Roof Structures With No Access:

It is very common to have areas of roof attached to homes that have no access to possible spaces within them. Usually no access is required to these spaces unless they are of sufficient size. I make to determination as to whether these spaces need access, or require access and observations and recommendations are based on observable exterior conditions at the time of inspection  
Conditions with the roof surface, flashing details and structure are discussed elsewhere in this report.

#### Roof Structures With No Access:

Roof structures above East side of garage  
Gas fireplace extension

#### Chimney(s):

See Furnace and Gas Appliance Venting

#### House Gutters/Downspouts:

Even-if/Unless it was raining at the time of inspection, it is not always possible to determine if gutters leak/overflow. Monitoring the gutters for leaks when it is raining is recommended. Leaking/overflowing gutters should be repaired to prevent damage to roof/fascia structures.

 Monitor  
 Evaluate  
 Maintain

Visible gutters need to be cleaned---blocked at downspout connections  
Not all gutters visible

#### Aluminum Gutters:

Continuous (seamless)

Downspouts:

Aluminum Downspouts

#### Downspout Termination:

Underground pipes

Downspout/Pipe transition adaptors:

Adaptors present

#### Fungus & Wood Destroying Organisms & Conducive Conditions in Roof Structures, Attic:

#### Main Attic:

#### Conducive Conditions:

Debris filled gutters

Access hatch not weather-stripped

# ROOF & ATTIC

I recommend that all changes/corrections to the Roof be performed by a qualified roofing contractor. Nothing said about the roof in this report should be construed to be any kind of warranty of the roof. Roof warranties can only be obtained by qualified roofing contractors.

## 301 Roof Coverings:

Repairs/improvements recommended and/or necessary

When it is raining or the roof is very wet, it can be difficult to see the extent of granular loss, minor cracks and other defects. In other words the roof condition may actually be worse than can be assessed visually.

Roofs should be kept clean of moss and other vegetative debris. I recommend that qualified party maintain the roof free of debris. This will help prevent clogging of the gutters as well.

Maintain

This is a very high & steep roof (very difficult to get to) and maintenance should be performed by qualified roof maintenance professionals taking proper safety precautions.

Safety

At the Upper NW corner of the roof there is some minor mechanical damage to a couple of the shingles. I recommend evaluation/repairs by a qualified party.



Evaluate

Repair/Replace/Install

WDO (Wood Destroying Organisms & conducive conditions)

The roof installation is new. Since 2002 it has been against regulations to use staples as the means of fastening asphalt shingles. I recommend asking seller about any warranties in place with regard to the installation and proper repairs/compensation as can be agreed upon between the parties. According the builder's representative on the site at the time of inspection, only the first few rows of shingles are stapled and the field of the roof is nailed. Additional areas were checked at this second inspection and no evidence of staples were noted on the inside of the attic. No determination can be made as to the long term acceptability of the first few rows being stapled.

Monitor

Evaluate

Repair/Replace/Install

WDO (Wood Destroying Organisms & conducive conditions)

The condition of the roof may be premature failure of the roof surface consistent with factory defects or other causes. I am unable to determine if these are shingles that were part of any recall. I recommend a full evaluation of the roof by a qualified roofing contractor to determine how much longer the roof will be satisfactory and/or provide an estimate for repairs/replacement. There are a lot of opinions as to the cause of shingle blister, but I lean toward moisture/gases trapped within the shingles at the time of manufacture. This is consistent with the "randomness" of the issue on this roof as it appears primarily localized to the lower roof across the garage door openings.



**302 Flashings:**

Satisfactory

The rubber boot type vent-pipe flashings have a life expectancy consistent with a 15-20 year roof and often fail prematurely on longer lived roofs. As an upgrade, I recommend use of lead type flashings for greater durability. There are counterflashings that can be purchased to slide over the pipe to cover damaged boots. I recommend monitoring these flashings on a yearly basis and recommend replacement of the flashings if cracking around the pipe connections is noted.

- Upgrade
- Monitor
- Maintain

**303 Gutters & Downspouts:**

Repairs/improvements recommended and/or necessary

Some of the gutters need cleaning. I recommend professional cleaning of the gutters and downspouts and verification of proper function.





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

While no evidence of current leaking of the corner seams of the gutters was noted, leaking of these connections is very common and can leaking can cause damage to fascia/structures behind the gutters. The seals on the inside of the gutters need to be routinely re-sealed. any dripping from the seams after rains or during rains is indicative of failed seals.

- Monitor
- Maintain

**304 Chimneys:**

N/A

**305 Skylights:**

N/A

**306 Roof Structure, Attic, and Access to Attic:**

Repairs/improvements recommended and/or necessary

Roofs that have very little of their structures exposed due to finish surfaces on the interior are impossible to fully assess. Assessment relies on evidence of how roof issues affect finish materials: leaking, staining, etc. Careful monitoring of finished spaces adjacent to these hidden structures is warranted.

- Maintain

The attic access cover is not "properly" weather-stripped and can allow for heat /moisture from the living space to enter the attic. This is a common defect where the weather-stripping is installed prior to installation of the decorative trim around the inside of the opening. Because the trim sits inside the weather-stripping there is no contact with the weather-stripping. I recommend for energy conservation that proper insulation and weather-stripping be installed by qualified repair person.



- Evaluate
- Repair/Replace/Install
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain
- Energy Conservation & IAQ

**307 Roof & Attic Ventilation:**

Vents are Present

It is not possible to fully assess the roof ventilation in the context of a Standard Home Inspection. I recommend further evaluation by qualified energy assessment company as desired.

Maintain

**308 Insulation in Attic & Walls:**

Satisfactory

Assessment of the Insulation of the home is only related to observable, exposed insulation. Analysis of the effectiveness of insulation in concealed spaces is beyond the scope of the standard home inspection. Thermal imaging of the home can be done by energy efficiency specialists to get a better picture of insulation performance.

It was not possible for this inspector to determine the presence/amount of insulation in the side walls of the home.

When the home is totally finished off, it is impossible to make any assessment of the types and/or condition of insulation in the home. Thermal imaging can be undertaken to get a better picture of the insulation qualities of the home. This is beyond the scope of the Standard Home Inspection.

Upgrade

Evaluate

Maintain

Energy Conservation & IAQ

**Roof/Attic Inspection Limitations / Exclusions:**

**Roof Inspection Limitations / Exclusions:**

- Some areas not walked on
- Steepness
- Vegetation/Debris
- Some debris in gutters

This report provides an opinion of the general condition of the roof system based on a visual inspection of representative areas. The inspector does not offer an opinion or warranty as to whether the roof leaks or is subject to future leakage.

If it is dry, has been dry for a long time, or is not the rainy season the possibility of leaks not showing up at the time of inspection is not unusual. Water stains on ceilings, walls, and soffits that tested dry at the time of inspection may very well test positive for moisture under other conditions or at another time.

Specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to Mold or Mold-like/Fungal Growth.

This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers, window awnings or other similar roof or exterior elements.

**Non-Wood Destroying Organisms (Household Pests):**

While this inspector may comment on evidence of Rodent or other vermin activity within the roof structures, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

None indicated

**Washington State, Home Inspector Standards of Practice related to the Roof:**

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

**(1) The inspector will:**

**Describe** in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

**Report** the existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

**Report** when no connection to a service grounding electrode can be confirmed.

**Inspect** the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).

**Report**, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

**Verify** the operation of a representative number of accessible switches, receptacles and light fixtures.

**Verify** the grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

**Verify** ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.

**Report** the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

**Advise** clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.

**Report** on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.

**Describe** any deficiencies of these systems or components.

**(2) The inspector is not required to:**

**Insert** any tool, probe or testing device into the main or subpanels.

**Activate** electrical systems or branch circuits that are not energized.

**Operate** circuit breakers, service disconnects or remove fuses.

**Inspect** ancillary systems, including but not limited to:

Timers. Security systems. Low voltage relays. Smoke/Heat detectors. Antennas. Intercoms. Electrical deicing tapes. Lawn sprinkler wiring. Swimming pool or spa wiring. Central vacuum systems. Electrical equipment that/snot readily accessible.

**Dismantle** any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.

**Move** any objects, furniture, or appliances to gain access to any electrical component.

**Test** every switch, receptacle, and fixture.

**Remove** switch and receptacle cover plates.

**Verify** the continuity of connected service ground(s).

**Electrical Service to Property:****Service Conductors fed by Utility Company from:**

Underground

**Meter Base:**

South side of garage

**Utility Company Meter Seal:**

Utility Company Meter Seal in Place

**Service Panel:**

**MFG:** E.T.N. (Eaton)

**Service Conductors (wires from Meter to Service Panel):**

Aluminum

Size:

4/0 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.

**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.

**Panel Bonding:**

"Green Screw" bonding

**Location:** South side of garage interior

**Breakers**

Panel mounted upside down (not rated for this installation)

Room for expansion / Additional circuits

Vehicle Charging System Breaker space (provision for):

Currently ample space for such breaker (s)

"Mini-Breakers"

Panel is rated for installation of some mini-breakers

None installed

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.

#### Service Panel Rating:

200 amps (120/240 volts)

#### Circuits labeled

Some circuits noted as being incorrectly labeled ("Entry" & "Kitchen lights")

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.

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:

Present

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 terminate on different bus bars as required

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

Present

### Service Disconnect(s):

Location: In Service Panel

Single Breaker

Breaker Rating:

200 amps (120/240 volts)

### Service Rating (size):

200 amps (120/240 volts)

### Electrical System Grounding & Bonding:

Electrical systems must be grounded at the Main Electrical panel to (1) the main water pipe; (2) ground rods; or (3) Ufer Grounds. Sometimes all three, or just two, or just one means of grounding are employed. In addition to grounding all metallic piping "systems" within the home must be "bonded" to the grounding system. This would include (but is not limited to) gas piping, hot and cold metallic water pipes and metallic heating system pipes.

#### Grounding:

Water Pipe Grounding:

NA/Plastic

Service UFER grounding (CEE-Concrete Encased Electrode) Location of connection:

Connection to foundation rebar:

**Not visible/not determined----verify with builder/seller that Ufer Ground is present**

Most likely not required in this jurisdiction

This type of grounding is accomplished by connection to wires/rebar buried in the house footings/foundation.

#### Bonding:

Water Pipe Bonding:

NA/Plastic

Gas Pipe Bonding:

Bonding noted

Behind bland cover near electrical service panel in garage

Phone system grounding seen at:

Grounding of system **not determined**----have electrician verify when they are at the home for some other reason

Possibly connected to ground wire under meter

Cable system grounding seen at:

Grounding of system **not determined**----have electrician verify when they are at the home for some other reason

Possibly connected to ground wire under meter

## 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)

Minimal/Incidental to specific appliances

Grounded Non-Metallic Sheathed Cable (commonly called romex)

100 %: Estimated % of home with "Grounded" Non-Metallic Sheathed Cable

Outlet Cover Plates (Switches, Receptacles, Junction Boxes etc.)

Damaged, missing, or otherwise defective cover plates should be replaced by homeowner/handyperson for safety.



Safety



Maintain

Receptacle Outlets:

Grounded

100 %: Grounded (estimated % of random sample)

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

Present at all observed receptacles

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

[More absolutely shocking news!](#)

Lighting Outlets:

Exterior lights

Some functioned normally at time of inspection by switch---verify others to your satisfaction

Function not determined at some locations

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.

Can Lights:

Present at many locations

## 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 properly.

- 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

GFCIs installed in ungrounded circuits

Bathroom GFCI's:

Bathroom Receptacles tested as GFCI protected

Sometimes all of the Bathrooms are protected by the GFCI receptacle in just one of the **Bathrooms**.

Location:

Master Bathroom

Kitchen GFCI's:

Kitchen Receptacles tested as GFCI protected

Exterior GFCI's:

Exterior Receptacles that were tested appear to be GFCI protected

Exterior Receptacles GFCI protected at **common receptacle** in:

Garage

Garage GFCI's:

Garage **door openers** wired to GFCI protected circuit

Garage Receptacles that were tested, tested as GFCI protected

## AFCI:

Arc Fault Circuit Interrupters present in **Service Panel**

"Combination" rated AFCI

Prior to 2008 AFCI breakers were not "Combination" type that could sense both parallel arcs as well as series arcs. It is recommended that older style AFCI's be replaced with Combination type for greater safety.

An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. They should be tested monthly by the homeowner.

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.

No determination was made as to what amendments to the NEC are applicable to this jurisdiction. Requirements for AFCI installation in homes varies widely around the state. Some require that ALL 120 volt 15 & 20 amp circuits (family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas) be AFCI protected while others only require that bedroom circuits be so protected. I recommend this be determined to ensure that the home meets current requirements for this jurisdiction. Of course having them installed to the highest standard is always a good idea.

**Maintain**

2, AFCI breakers in Panel

All breakers functioned using test button

All (tested) **Bedroom Outlets:** Lights, Smoke Alarm/Detectors, and Receptacles tested as AFCI protected

### Smoke Alarm/Detectors:

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

\* Replace batteries at least once a year--or better yet install 10yr type batteries.

\* Schedule regular maintenance and tests. [The Consumer Products Safety Commission recommends checking these alarm/detectors every Spring & Fall time change. Tests should be performed according to manufacturer's instructions.](#)

**It is not usually possible to determine whether smoke alarm/detectors are Ionization type or photoelectric type**

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

Present in all bedrooms

Main Floor Level

Smoke alarm/detector present

Second 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:

[Carbon Monoxide Information, http://www.cpsc.gov/CPSCPUB/PUBS/466.html](http://www.cpsc.gov/CPSCPUB/PUBS/466.html)

\* 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.](#)

**In conjunction with House Smoke/Alarm Detectors**

Presence noted at different floor levels:

Present at Main Floor level

Present at Second Floor level

Presence noted near sleeping areas:

Present at **Second Floor** level sleeping areas

### Door Bell:

Front Door Bell

Functioned (chime heard)

Transformer noted at:

North wall of garage interior

## 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:

Satisfactory

The electrical service is the set of wires that run from the street or power pole to the main breaker panel or fuse box. In this home the service runs underground. Evaluation of the underground portion of these systems is limited to the portions that show above ground.

402 Service Panel:

Satisfactory

There are many multi-wire circuits in the home. Multi wire circuits are wires that "share" a neutral conductor back to the Service panel. When this is done care must be taken to ensure that the two hot conductors end up on separate bus bars at the Service panel.

The circuits in this panel appear to be properly wired in that respect.

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

[Multi-Wire Circuits](#)

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

- Safety
- Maintain

Some of the panel labeling is incorrect (Circuits labeled Entry and Kitchen Lights). I recommend evaluation/repairs by a licensed electrical contractor.

- Repair/Replace/Install
- Safety

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

N/A

**404 System Grounding & Bonding:**

Satisfactory

Current regulations in most jurisdictions require the steel reinforcement in foundations be used as one of the means of grounding the electrical service---when such steel reinforcement is present (all foundations). UFER connection was not located and I recommend verification as to location with builder/seller.

- Evaluate
- Safety

**405 Distribution Wiring:**

Repairs/improvements recommended and/or necessary

The refrigerator, while allowed to be on the countertop receptacle circuit, it is considered best practice to have it be on its own circuit. I recommend having a licensed electrical contractor install a dedicated circuit to the refrigerator as desired.

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

**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/handyperson-----for optimum safety all electrical repairs should be made by qualified persons.

- Safety
- Maintain

The receptacles throughout the home are Tamper Resistant type receptacles as required. There is a small "learning curve" with how to plug things into these receptacles. It may seem more difficult than non-tamper resistant type that we are all used to.

Maintain

#### 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.

#### 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.

Not all 120 volt circuits in the home have AFCI type breakers as currently required. Electrical permits drawn after June 6, 2009 would likely require this type of breakers. Permits for this home may have been drawn prior to June 6, 2009. Upgrading to current standards is recommended for improved safety to meet current requirements.

In some jurisdictions that have adopted the 2008 NEC (National Electric Code) without amendment, Combination Type AFCI protection is required for all 120 volt circuits in the home. The State of Washington itself has amended the NEC to only require them in Bedrooms (lights and receptacles). I made no determination as to what is required in this jurisdiction. Discuss with electrical contractor/builder as desired.

Upgrade

Evaluate

Safety

Maintain

#### 410 Smoke Alarm/Detectors:

Repairs/improvements recommended and/or necessary

**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 according to manufacturer's recommendations and that their batteries be 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/handyman 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.

Smoke detector/alarm technology is evolving and current wisdom is going in the direction of recommending that only Photoelectric smoke alarm/detectors be installed in the home due to the nuisance tripping and other human factors involved with misuse and maintenance associated with Ionization type smoke alarm/detectors. It is not possible in the context of the home inspection to determine why types of detectors are installed in the home. You are encouraged to install and maintain any type of alarm in the home and you are encouraged to upgrade alarms to photoelectric type alarms. See the following link for a discussion of Ionization vs. Photoelectric Alarms:

<http://buellinspections.com/wp-content/uploads/2012/10/Ion-vs-Photo-Smoke-Alarms-CREIA-092312.pdf>

[Silent Alarms; Deadly Differences http://www.ashireporter.org/HomeInspection/Articles/Silent-Alarms-Deadly-Differences/2537](http://www.ashireporter.org/HomeInspection/Articles/Silent-Alarms-Deadly-Differences/2537)

Houses this age require the alarm/detectors to be interconnected. When one "sounds" they all should sound.

The smoke alarm/detectors throughout the home are likely "ionization" type alarms. I recommend upgrading to Photo-electric type alarms or verifying that those currently installed are photo-electric type.

Upgrade



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

**4.1.1 Carbon Monoxide Alarm/Detectors:**

Present at some locations

At the time of inspection Carbon Monoxide alarm/detectors are not tested. I recommend that prior to move-in, that all Carbon Monoxide alarm/detectors be tested and have their batteries replaced. It is recommended that Carbon Monoxide detectors that are older than 5 years should be replaced by a licensed electrical contractor if they are hard-wired; and replaced by the homeowner/handyperson if they are battery operated. These devices are currently required, according to Washington State Law to be maintained by the tenant/homeowner according to the manufacturer's recommendations/instructions.

For optimum safety, Carbon Monoxide alarm/detectors are required in the immediate vicinity of bedrooms and on each floor level of the home. Alarm/detectors must be maintained free of dust and debris which can interfere with operation.

Please be aware that residential Carbon Monoxide detectors are cumulative and are designed to not sound with low levels of carbon monoxide. Some people are more susceptible than others to low levels of carbon monoxide and I consider it prudent to familiarize yourself with the symptoms/warning signs of Carbon Monoxide.

[CARBON MONOXIDE http://buellinspections.com/so-you-think-you-know-everything-there-is-to-know-about-co-detectors](http://buellinspections.com/so-you-think-you-know-everything-there-is-to-know-about-co-detectors)

Combination type alarms can be problematic even while meeting "legal requirements" for installation. Carbon Monoxide detectors in conjunction with Ionization type smoke detectors is problematic due to the poor ion technology (see links under smoke detectors previous to this section). The devices also have different life spans. **For best protection, combination type alarms should not be used.** The International Association of Fire Fighters (IAFF) specifically recommends against installing combination alarms.

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

**Inspection Limitations / Exclusions:**

- Insulation in Attic
- Insulation in Crawl Space
- Furnishings / Storage prevented access to most 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.

**Washington State, Home Inspector Standards of Practice related to the Roof:**

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

**(1) The inspector will:**

- Describe** the type of fuel, heating equipment, and heating distribution systems.
- Operate** the system using normal readily accessible control devices.
- Open** readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
- Inspect** the condition of normally operated controls and components of systems.
- Inspect** the condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
- Inspect** visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
- Inspect** each habitable space in the home to determine whether or not there is a functioning heat source present.
- Inspect** spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
- Inspect** electric baseboard and in-wall heaters to ensure they are functional.
- Report** any evidence that indicates the possible presence of an underground storage tank.
- Describe** any deficiencies of these systems or components.

**(2) The inspector is not required to:**

- Ignite** pilot lights.
- Operate** heating devices or systems that do not respond to normal controls or have been shut down.
- Operate** any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.
- Inspect or evaluate** heat exchangers concealed inside furnaces and boilers.
- Inspect or evaluate** any heating equipment that is not readily accessible.
- Inspect or evaluate** the interior of chimneys and flues.
- Inspect or evaluate** installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
- Remove** covers or panels that are not readily accessible or removable.
- Dismantle** any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
- Evaluate** whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.
- Determine** the capacity, adequacy, or efficiency of a heating system.
- Determine** adequacy of combustion air.
- Evaluate** thermostats or controls other than to confirm that they actually turn a system on or off.

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

**Location:** Garage  
Bollards present  
**Make:** Rheem  
Unit appeared to operate normally, using thermostat controls  
29 degrees F ambient outdoor temperature at time of inspection  
**BTU Rating:**  
Down-flow type furnace BTU input:  
45,000  
Est. Age (mfg) 2012  
<2 Years old  
Model #: RGTC-04EMAES  
Serial # HM5D702F321205068  
**Access to heating unit:**  
Satisfactory  
**Efficiency Rating:**  
High (Category IV)

**High-Efficiency, Category IV (84% and above)**

The life expectancy of a gas fired furnace is approximately 15 to 20 years. This figure can vary widely depending on many factors. Newer furnaces (less than 5 years old) should be serviced at no less than two year intervals, while furnaces that are 5 years old or older should be serviced annually. The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of the heat exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for a full evaluation of heat exchanger conditions, particularly if the unit is beyond 10+ years old or any wear is exhibited.

**Plastic vent to exterior, forced draft** (combustion/dilution air taken from space around furnace)

Condensate drains by gravity  
Drains to exterior at:  
**West side of home at patio**

**Venting:**

PVC exhaust vent pipes  
Terminates at exterior at:  
South side of home

Vent pipe appears to properly drain toward the furnace

**Gas Shut-off:**

Present---within 3' of furnace

**Drip leg/sediment trap:**

Present---(Appliance side of shut-off valve)

Burner 18" off floor

Coated Flexible Gas connector present

**Electrical shut-off switch present**

In line of sight of electrical panel

**Thermostat location:**

Hallway at Main Floor 1/2 Bath

Programmable type

**Heating Type:**

**Forced Air**

Filter location

Plenum above furnace

Clean air filters not only improve the living environment, they also help maintain the furnace components by providing proper cooling of the internal parts and reducing dust accumulation in key components. Pleated and electrostatic type filters can provide improved filtration over conventional fiberglass or mesh filters. Electronic air cleaners provide exceptional air filtration.

**Maintain**

**Distribution:**

**Heat Register Covers:**

Present at all visible locations

**Ductwork:**

**Ductwork Interiors:** It is typically not possible to evaluate the interior of ductwork as to condition or the presence of detrimental materials or other conditions. Hidden conditions can include evidence of rodent and/or other vermin activity, dust/debris, water, vegetation, tobacco smoke etc.

**Ductwork concealed---mostly not visible**

**Crawl Space Ductwork:**

Minor mechanical damage to ductwork in crawl space

Ductwork insulation in **crawl spaces**

Ductwork is insulated

**Attic Ductwork:**

Ductwork insulation in Attic:

Ductwork is insulated

**Ductwork insulated in garage space**

Ductwork is insulated

**Duct cleaning:**

Heating ducts can accumulate dust over time. Under most conditions, where filters are properly maintained, cleaning of ductwork is discouraged. Properly cleaning ductwork is more complicated than merely hiring a duct cleaning contractor and having the ducts "cleaned." Standard cleaning protocols can result in introducing more dirt particles into the indoor environment than would occur had the ducts been left alone. There is significant evidence to support the idea that the dust inside ductwork actually acts as a filter itself to promote clean air in the home. Obviously if the ductwork becomes contaminated with toxic chemicals, or have been flooded etc will need to be cleaned and/or possibly be replaced. Ductwork must be adequately protected from dust during remodeling activities and if this is not done the ductwork will likely require cleaning and/or

**Maintain**

**Fuel System Shut-Off Location:**

**Gas Meter Location:**

South side of home/building

The gas meter is typically the property of the local utility. All concerns regarding the meter should be directed to the gas utility.

Tracer wire present

Where the gas pipe comes out of the ground to the meter there is often a Yellow (usually) Tracer wire. This wire is not supposed to be connected to anything and is only there to assist anyone trying to locate the underground plastic pipe out to the street.

Seismic shut-off **NOT** present/but recommended

Meter regulator-vent appears un-obstructed

**Whole House Air-Change Fan:**

Independent of Forced Air Heating System

Integrated with Laundry Exhaust Fan:

Timer Location:

**Laundry**

Air intake location:

Air intake at individual window vents

Most openings open at time of inspection

# HEATING

**I recommend that all changes/corrections made to the Heating / Cooling / Ventilating Systems be performed by a qualified Heating/Cooling/Ventilation Company.**

## 501 Heating Unit(s) & Venting & Combustion:

Satisfactory

## 502 Heat Distribution:

Satisfactory

## 503 Air Filtration:

Filter is in place

Today's weather tight homes trap airborne particles inside where everyday household contaminants can become increasingly concentrated. The result: indoor air can be up to five times more polluted than the air outdoors. An excellent way to help mitigate these issues is to have an Electronic Air Cleaner Installed. Contact a licensed heating and ventilation contractor and the link below for more information.

**Indoor Air Quality**, <http://www.soil.ncsu.edu/assist/homeassist/IndoorAir/>

- Upgrade
- Evaluate
- Maintain
- Energy Conservation & IAQ

## 504 Air Exchange Unit:

Repairs/improvements recommended and/or necessary

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.

**Home Ventilation**, <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.

Window inlets for whole house ventilation can be problematic on two story homes as pressure differentials and stack effect in homes can result in a continuous drafting of air in the lower level inlets and out the upper level inlets. A solution to this problem is difficult to both meet the requirements of installation (providing fresh air to habitable rooms) and preventing unnecessary ventilation beyond recommended levels. It is my opinion, and not backed up by hard science, that it is better to leave the bedroom area vents open and close the lower level vents.

- Evaluate
- Repair/Replace/Install
- Safety
- Maintain
- Energy Conservation & IAQ

The required energy information sticker was not noted at the Electrical Service Panel. I recommend bringing this to the attention of the builder for proper completion/installation. It is not likely that the house certificate of occupancy can be granted until this form is complete. This sticker contains information about the home's compliance with Energy Code requirements. The results of duct testing, and blower door testing are two important items that will be listed.

- Evaluate
- Repair/Replace/Install
- Energy Conservation & IAQ

**505 Air Conditioning:**

N/A

**Heating Inspection Limitations / Exclusions:**

- Storage around furnace
- Heating Registers concealed by storage/belongings/furniture
- 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.

**Washington State, Home Inspector Standards of Practice related to the Plumbing:**

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

**(1) The inspector will:**

**Describe** the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.

**Report** the presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

**Report** the presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

**Report** the presence of the temperature and pressure relief (TPR) valve and associated piping.

**Report** whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

**Inspect** the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.

**Operate** fixtures in order to observe functional flow.

**Check** for functional drainage from fixtures.

**(2) The inspector is not required to:**

**Operate** any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

**Inspect** any system that is shut down or winterized.

**Inspect** any plumbing components not readily accessible.

**Inspect** floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.

**Inspect** fire sprinkler systems.

**Inspect** water-conditioning equipment, including softeners and filter systems.

**Inspect** private water supply systems.

**Inspect** gas supply systems.

**Inspect** interior components of exterior pumps or sealed sanitary waste lift systems.

**Inspect** ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.

**Test** pressure or temperature/pressure relief valve.

**Test** shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.

**Determine** the potability of any water supply whether public or private.

**Determine** the condition and operation of water wells and related pressure tanks and pumps.

**Determine** the quantity of water from on-site water supplies.

**Determine** the quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.

**Ignite** pilot lights.

**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

**House Water Meter Location:**

At street, SE corner of property

**Outside Faucet Water Meter Location:**

At street, SE corner of property

**Main Water Shut-Off Location (s):**

**At Meters at street:** even when there is a shut off located within the home the water to the home can always be shut off at the street.

North corner of Garage Interior

**Water Pressure:**

Please note that the water pressure to the home can vary considerably depending on supply controls of the municipality/utility. If at the time of inspection the water pressure is close to the high end of the scale (70psi), fluctuations above 70 psi can negatively impact the house and appliance piping connections. Excessive changes in flow over time should be further evaluated by a qualified plumber.

**78 PSI, tested at:**

Both outside faucets

**House water pressure not tested---verify below 70psi**

**Main Water Line:**

**Enters Home/Building at:**

NE corner of crawl space--two lines

**Plastic (Polyethylene)**

**Diameter:**

1"

**Pressure Reducing Valve,** location: (usually only present when water pressure is too high)

North side of garage---house water supply only

Expansion Tank Present at Water Heater

No pressure reducing valve noted for hose bibs

## Supply Piping:

### PEX (plastic):

#### Manufacturer and type of fittings not determined

In properly installed PEX plumbing systems the piping will be either insulated or otherwise covered. Typically determining the types of fittings and even the manufacturer of the piping itself cannot be readily determined.

#### Insulation:

No exposed piping seen

### Outside Faucets:

Outside faucets are typically tested as to basic function (turn off and on) and tested under back pressure with a pressure gauge.

**Above Information not repeated in relation to other outside faucets.**

#### Frost Free Type faucet, Locations:

Hoses should not be left in place during freezing weather as water will not drain from the valve and freezing of the valve can occur.

**Above Information not repeated in relation to other outside faucets.**

#### SE corner of garage exterior

Turned on, under back-pressure, without leaking

Valve stem **drained** when test gauge removed (indicative of proper slope and that the valve is frost-free type)

Anti-siphon device:

Not present

It is typically not considered necessary to use "Frost Covers" on frost-free type faucets. Slow leaks inside the cover can over time freeze the valve causing leaking. I recommend removing these covers.

**Above Information not repeated in relation to other outside faucets.**

#### NW side of home

Turned on, under back-pressure, without leaking

Valve stem **drained** when test gauge removed (indicative of proper slope and that the valve is frost-free type)

Anti-siphon device:

Not present

### Pipe Insulation:

I recommend Insulating water supply pipes in crawl spaces and unheated basements to prevent freezing and to help pipes maintain water temperature over long pipe runs.

- Upgrade
- Maintain
- Energy Conservation & IAQ

#### Hot

Crawl Space:

Insulated

Garage Space:

Insulated

#### Cold

Crawl Space:

Insulated

Garage Space:

Insulated

## Waste Destination:

Public Sewer

Location of Main Stack Clean-Out:

**South side of crawl space**

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

ABS (black plastic) drains:

#### Plumbing Venting:

Vents extended through roof:

ABS vent pipes evident

Pipe Flashings:

Rubber/Gasket type flashings.

These rubber gasket type pipe flashings are prone to leaking. It is not always possible to tell from a visual inspection if these seals around the pipe are effective. I recommend that if leaking occurs or when the home is re-roofed that these flashings be replaced with lead type flashings that protect the roof and fold inside the pipe at the top.

Air Admittance Valves:

Most jurisdictions allow Air Admittance valves to assist in proper venting of drains that might be difficult to vent with normal piping methods. They are required to remain accessible, vertical within 15 degrees, and approximately 6" above the drain pipe.

Some vents noted

At kitchen sink

At Garage utility sink

## Gas Piping:

Black Iron

## Water Heater Location:

### Garage

Under certain conditions, hydrogen gas may be produced in a hot water system that has not been used for two weeks or more. HYDROGEN GAS IS EXPLOSIVE. If the hot water system has not been used for two weeks or more, turn on all hot water faucets and let the water flow from each for several minutes. This will release any accumulated hydrogen gas. As the gas is flammable, do not smoke or use an open flame during this time. It is a good idea to keep this in mind when getting home from vacation /traveling.

Brand: **State**

Gallons 50

**BTU Rating:**

40,000

Age (mfg): 2012

<2 years old

Model #: GS650YBRT 300

Serial # 1242J007503

**Natural Gas**

The life expectancy of gas water heaters is generally considered to be about 10 to 15 years.

**Gas Shut-off within 3' of heater**

**Drip leg/sediment trap:**

Present---(Appliance side of shut-off valve)

Coated Flexible Gas connector present

### Combustion/Dilution Air:

Adequacy of Combustion Air not determined

It is not always possible to assess at the time of inspection whether there is adequate combustion air provided. It is my intent to report on conditions indicative of the lack of combustion air.

A combustion type water heater must have an adequate source of combustion air for the fuel to burn properly. An inadequate air supply may cause incomplete combustion and can produce carbon monoxide.

 **Safety**

 **Maintain**

Taken from Garage Space

FVIR type water heater (**Flammable Vapor Ignition Resistant**)

### Venting:

Unit "individually" vented (dedicated)

Minimum 3" diameter vent pipe

Draft hood:

Present and in proper position

Single wall metal pipe to b-vent

Pipe connections concealed in finished/inaccessible spaces

Cap/Hat:

Present

Storm collar:

Present

Insulation Baffle in Attic

### TPRV (Temperature Pressure Relief Valve)

TPRV located at required location

Drains to exterior at:

South side of home

Improperly terminated

More than **four elbows** in length of drain prior to exterior

Minimum of 6 elbows are present

### Hot Water Temperature:

114 degrees F initially tested at:

**Kitchen sink**

**Bathroom sink**


**Laundry sink**

### Tempering Valve:

Present at water heater

The tempering valve can be adjusted to the desired temperature by turning the adjustment knob on the valve. It is recommended that the temperature not be raised above 120 degrees F.

 **Safety**

 **Maintain**

No way to verify temperature of water in heater---installation of temperature gauge is recommended

Seismic Strapping:



Seismic strapping present

Visual inspection of seismic strapping can only attest to the presence of the strapping and cannot determine the effectiveness of the strapping. Obvious inappropriate attachment will be noted.

Seismic strapping covers data plate----should be adjusted to expose data plate

**Cold water shut-off:**

Present at heater

**Expansion Tank Present**

Expansion tanks are required to be "charged" with air to match the building water pressure to function properly. In the course of a Standard Home Inspection no determination is possible as to whether the tank is properly charged or functional at all. Have the licensed plumber verify proper charging and operation of the tank when they are at the home for other reasons.

**Yard Irrigation System:**

None Present

**Fire Suppression System:**

None Present

# PLUMBING

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

**601 Water Service:**

Repairs/improvements recommended and/or necessary

There are two water meters for the home. One apparently is connected to the exterior faucets and one apparently supplies water to the interior of the home. Water pressure at the outside faucets tested at 78 PSI and I recommend that the pressure be lowered. This will require installation of a second pressure reducing valve. The house water pressure was not tested and should be verified that it is not over 70 PSI and the pressure regulator adjusted as deemed necessary by the licensed plumber. I recommend that you get clarification from the builder as to the purpose of the separation of the two systems.

- Evaluate
- Maintain

**602 Supply Plumbing:**

Repairs/improvements recommended and/or necessary

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.

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

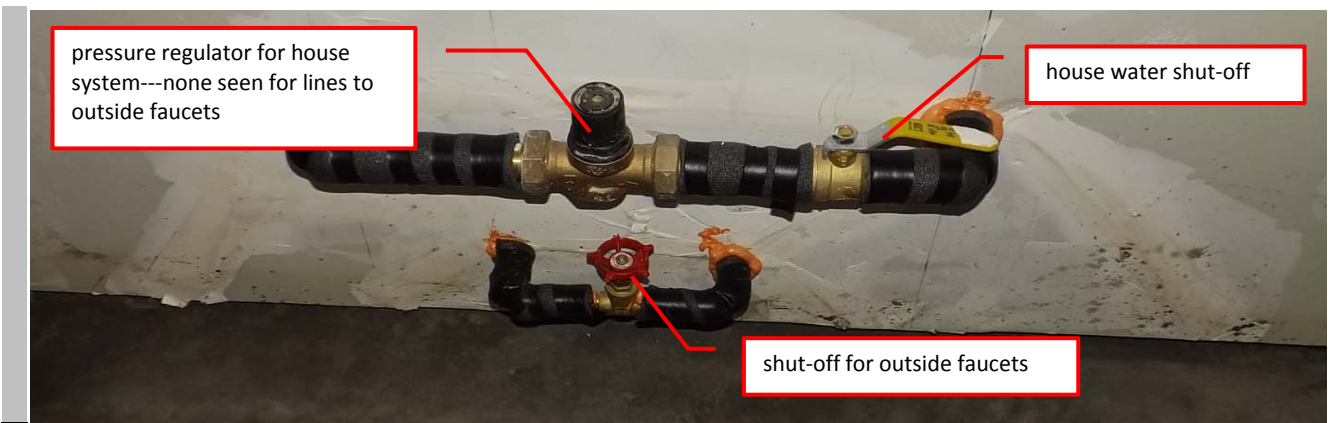
At the time of inspection functional flow was adequate.

- Maintain

If the water pressure exceeds 80 psi, it should be reduced by installing a pressure reducing valve on the system. When pressure reducing valves are installed expansion tanks should be installed in the system as well to allow for expansion and contraction within the system. Excessive water pressure can make piping vulnerable to leakage and may be harmful to valves and fittings.

At 96 psi I recommend installation of a pressure reducing valve by licensed plumber for the water supply to the outside faucets.

Pressures this high can be very damaging to the electronic valves and pipe fittings/shut-offs.



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

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

Satisfactory

Proper function and life expectancy of the main sewer drains is beyond the scope of this inspection. I recommend that if there are concerns about the function of the main sewer drain that it be evaluated by a licensed plumber with a Spectra-Scope. It is not likely in the course of the standard home inspection that large enough quantities of water will be drained to determine the adequacy of the drains. Proper function of house drain to the city sewer is beyond the scope of this inspection. I recommend that proper function be both determined and maintained. The best method to verify function is to have them inspected with a remote camera device.

**604 Hose Faucets:**

Repairs/improvements recommended and/or necessary

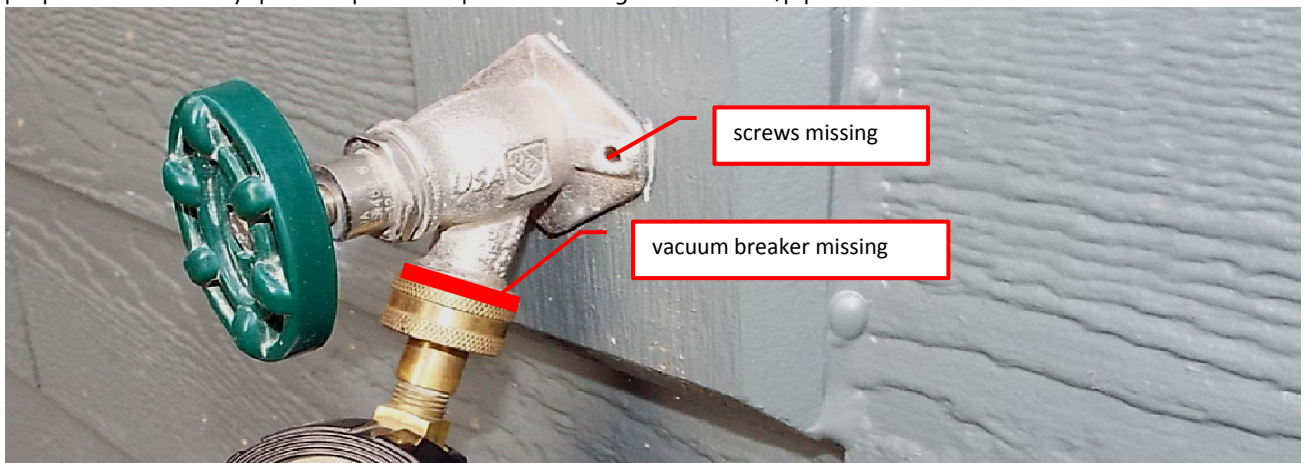
It is very common for hose faucets to leak around the valve stem and/or anti-siphon device resulting in the wasting of water. Usually this can be corrected by tightening the valve stem nut slightly or by repairs to the anti-siphon device. I recommend further evaluation/repairs by a licensed plumber or other qualified person.

No leaking was seen at the time of inspection.

Maintain

Anti-siphon devices on the two frost free faucets are missing. These devices are required by current regulations. Small amounts of water can remain in the anti-siphon device that can freeze in winter and cause damage to the device. Inside the device, where the water comes out, there is a lever that needs to be moved to drain this small amount of water. This will help protect the device from freeze damage. I recommend bringing this to the attention of the builder for proper repairs.

The hose faucet at the SE corner of the home is not properly attached to the house (screws missing). I recommend proper attachment by qualified person to prevent damage to the valve/pipe connections.



Evaluate

- Repair/Replace/Install
- Safety

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

N/A

**606 Gas Piping:**

Satisfactory

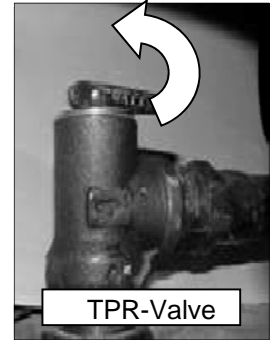
Iron Gas piping is susceptible to rust and corrosion. Pipe should be kept free of rust and when severe rusting is present, replacement may be warranted.

- Safety
- Maintain

**607 Water Heaters:**

Repairs/improvements recommended and/or necessary

A temperature and pressure relief (TPR) valve is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the TPR valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior. Most manufacturers suggest that homeowners test the TPR valve at least once a year by lifting the lever to ensure the valve discharges properly. The picture to the right shows a typical top-of-tank type TPR Valve. They may also be found on the side of the heater on some models. This inspector does not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPR Valve should be replaced immediately by a licensed plumber.



Typically a maximum of 4, 90 degree bends are allowed in the drain of the TPRV of the water heater--per valve manufacturer and water heater manufacturer recommendations. There are currently at least 6. Unless a way of terminating the drain to the exterior can be achieved with four or less elbows I recommend that it be properly terminated elsewhere. I recommend evaluation/repairs by a licensed plumber and/or bring to the attention of the builder/seller for proper repairs.

- Evaluate
- Repair/Replace/Install
- Safety

There is a tempering valve at the water heater that appears adjusted to 114 degrees F. There is currently no way to tell what the water heater temperature is. As an upgrade and for energy savings, I recommend that a temperature gauge be installed on the water heater so that the tank temperature can be maintained at 130 degrees F. How to maintain and adjust the valve can be found at the following link:

<https://customer.honeywell.com/resources/techlit/TechLitDocuments/62-0000s/62-3075EFS.pdf>

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety
- Maintain
- Energy Conservation & IAQ

**Inspection Limitations / Exclusions:**

Water meter not located

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:

Wood

#### Weather-Stripping:

**Side/top** weather-stripping:

Weather-stripping is present on top and sides

Foam Compression Type Weather Strip

**Bottom** of door weather-stripping:

Weather-stripping is present on bottom of door

**Threshold** weather-stripping:

Adjustable Type

#### Overall condition of door:

Satisfactory

#### Lockset & Security mechanisms:

Locking mechanisms functioned under test

Dead-Bolt lock only

#### Double Pane Glass

#### Safety Glazing:

Safety glass "etching" present

#### Side lites:

Double Pane Glass

Safety glass "etching" present

### West Kitchen / Deck Door:

Double

Stationary door, slide bolts:

Functional

Vinyl/aluminum

#### Weather-Stripping:

**Side/top** weather-stripping:

Weather-stripping is present on top and sides

Door does not close tight against weather-stripping----day-light shows

**Bottom** of door weather-stripping:

Weather-stripping is present on bottom of door

#### Overall condition of door:

Satisfactory

#### Lockset & Security mechanisms:

Locking mechanisms functioned under test

#### Double Pane Glass

Safety glass "etching" present

#### Drip Caps/Flashings:

Drip Cap above exterior trim:

Drip Cap Missing

Caulking instead of flashing

The trim/siding joint above doors must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

## WINDOWS:

Problems with double pane windows are common: sash issues, condensation issues, broken hinge mechanisms, broken/missing latches, corrosion, broken thermal seals, defective thermal coatings, failed paint, failed glazing etc.

While I attempt to identify as many defects with windows as possible, not all windows are tested and/or may be obstructed from view (screens, blinds, vegetation etc). This can mean that some issues may go undetected. Typically most issues with the individual windows would not typically be considered "deal breakers" in terms of the purchase of a home/building, and therefore the focus of the inspection is generally on more substantive issues.

Fixed (picture)

Slider

Interior Window Sills:

Stained finish wood:

Exposed nail heads on several sills

Vinyl:

Window air inlet vents present (atmospheric balancing)

Double pane glass

"Interceptor" type spacer present on all windows

Screens present

Some seen stored in:

Garage

Window Coverings/Blinds:

None Present

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/prerele/prhtml06/06014.html](http://www.cpsc.gov/cpscpub/prerele/prhtml06/06014.html)

Safety

Maintain

## INTERIOR DOORS:

Required minimum 1/2"-5/8" 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/handyperson cut off the bottom of the door to allow for a

Maintain

Raised Panel "look"

No determination made as to whether they are faux or real

Door Stops:

Door stops present

Hinge type stops on some doors

Hinge type doorstops can damage door jambs due to the leverage created in the process of stopping the swing of the door. I recommend the removal of this type of stop and replacement with floor or wall mount type stops.

Maintain

By-pass doors present

Maintain

# DOORS & WINDOWS

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.

## 701 Exterior Doors

Satisfactory

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.

The new west door does not seal properly against the top and bottom weather stripping such that daylight shows. I recommend adjustments by a qualified party.

Evaluate

Repair/Replace/Install

Energy Conservation & IAQ

## 702 Windows:

Satisfactory

In newer construction, safety glass is required at specific locations. Safety glass is not found in many older homes, but upgrading at critical areas is suggested.

All bedrooms should have at least one window large enough to allow exit/entrance in case of a fire. The minimum net opening should be no less than 5.7 square feet, with a minimum width of 20 inches and a minimum height of 24 inches. The bottom of the window should be below 44 inches. (When the bottom of the window is above 44" installation of a permanent step is considered acceptable and is recommended.) See the links below for more information about proper egress from windows.

<http://activerain.com/blogsvie/1635179/how-do-i-get-out-of-this-dilemma-i-mean-window->

<http://activerain.com/blogsvie/1636558/how-do-i-get-out-of-this-dilemma-too-the-sequel->

If a double glazed window appears to be fogged, or there is moisture between the panes, it is an indication that the vacuum seal has failed. Sometimes this failed glazing is observable only under the right atmospheric conditions (as when sun hits the window). Screens, curtains, and blinds can hide these defects. Conditions such as temperature, humidity and lighting can limit the ability of the inspector to tell if windows have broke seals. This condition is primarily a cosmetic concern, as it does not significantly reduce the insulation value of the window.

**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.

The Master Bedroom door does not latch. I recommend adjustments by a qualified person to allow for proper function of the doors.

- Evaluate
- Repair/Replace/Install
- Safety

**Inspection Limitations / Exclusions:**

No comments are offered on cosmetic finishes.

If the home was furnished at the time of the inspection, not all interior finishes were visible.

**Washington State, Home Inspector Standards of Practice related to the Interiors:**

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

**(1) The inspector will:**

**Verify** that steps, handrails, guardrails, stairways and landings are installed wherever necessary and **report** when they are missing or in need of repair and **report** when baluster spacing exceeds four inches.

**Inspect** the overall general condition of cabinets and countertops.

**Inspect** caulking and grout at kitchen and bathroom counters.

**Inspect** the interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

**Inspect** the condition and operation of a representative number of windows and doors.

**Comment** on the presence or absence of smoke detectors.

**Describe** any noncosmetic deficiencies of these systems or components.

**(2) The inspector is not required to:**

**Report** on cosmetic conditions related to the condition of interior components.

**Verify** whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

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. **Some of these conditions may only become apparent in the course of remodeling or other more invasive investigations. Carpeting, Area Rugs, Furnishings, Built-in Cabinets, Appliances, Storage Items, Curtains/Blinds, Bookcases, Paintings/Pictures, 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 the result of adverse 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.

**COMBUSTION/DILLUTION & MAKEUP AIR** – All combustion appliances require air for proper combustion. Homes with inadequate means of introducing air for these combustion appliances are at risk of the build-up of harmful combustion by-products and back-drafting of the exhaust from these systems. Other mechanical exhaust fans can also compete for intake air and complicate the problem. Assurances are warranted that there is adequate sources of makeup air for both combustion appliances and exhaust fans. For additional information on these issues please see the following link:

**COMBUSTION & MAKEUP AIR**, <http://mn.gov/commerce/energy/images/Combustion-Air.pdf>

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

Generally, throughout the home the floors have minor mechanical damage and wear consistent with age and use. Concerns that warrant additional mention will be described in more detail in the flooring section of the individual rooms below.

Generally, throughout the home the walls and ceilings have minor mechanical damage, possible truss uplift, minor nail pops, minor settlement cracks, minor drywall tape joints and some painting/repair/touch up noted typical of most drywall installations. Concerns that warrant additional mention will be described in more detail in the walls & ceiling sections of the individual rooms below or in the narrative portion of the report.

**Main Living Area(s):** (this includes rooms like Living & Dining that are on the same floor level)**Floors:**

Carpet

Carpet (Hallway/Stairs)

Wood Laminate

**Walls:**

Drywall

**Ceilings:**

Drywall

**Heat:**

Forced Air

Rise in temperature noted during operation of heating system

**Master Bedroom (including walk-in closets):**

Egress Window present

Current safety guidelines require bedroom windows that are used to meet secondary egress requirements, meet certain size parameters. Not only are they required to be a "minimum" of 24" high and a "minimum" of 30" wide when the window is at grade (34-1/2" if at higher floor levels) but there must also be a minimum of 5 sq ft of "net opening" (5.7 sq ft at higher floor levels). The bottom of the window opening must also not be more than 44" above the floor as well. Upgrading older windows to meet current standards is recommended---especially when replacing the windows.

**Above note not repeated for other sleeping rooms.**

**Floors:**

Carpet

**Walls:**

Drywall

**Ceilings:**

Drywall

**Heat:**

Forced Air

Rise in temperature noted during operation of heating system

## NE Bedroom:

Egress Window present

**Floors:**

Carpet

**Walls:**

Drywall

**Ceilings:**

Drywall

**Heat:**

Forced Air

Rise in temperature noted during operation of heating system

## SE Bedroom:

Egress Window present

**Floors:**

Carpet

**Walls:**

Drywall

**Ceilings:**

Drywall

**Heat:**

Forced Air

Rise in temperature noted during operation of heating system

## SW Bedroom:

Egress Window present

**Floors:**

Carpet

**Walls:**

Drywall

**Ceilings:**

Drywall

**Heat:**

Forced Air

Rise in temperature noted during operation of heating system

## Stairs:

**Stairs to Second Floor:**

Enclosed storage under stairs

"Under-side" fire stopping present

Headroom:

Headroom adequate

**Side Barriers & Balcony:**

Side barriers/balcony adequate

**Wood Balusters:**

<4" baluster spacings

**Handrail:**

A proper handrail has a "grippable" rail 1-1/4"-2-5/8" wide, spaced at least 1-1/2" away from the wall, and the ends return to wall/post (or designed so as to not "catch" clothing, belongings, or persons). The rail should be 34"-38" above the stair nosing.

Handrail appears adequate/proper

## 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

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 stores)

Maintain

#### Gas shut-off valve present

##### Gas shut-off valve in compartment under unit

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.

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 stores)

Maintain

Direct vent

Cap Location:

Adjacent to unit

**North side of home**

Air-tight type glass panel

Wall switch control to run fan----fan not installed

Lighting/maintenance instructions:

Present under unit

**Considerable air leakage (cold air) noted entering home at left side of fireplace**

## 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.

The floors show minor cosmetic concerns typical of a home of its age and type of construction. There is some minor mechanical damage etc. No further recommendation----repair/replace/maintain as desired.

Maintain

### 802 Walls:

Satisfactory

The walls show minor cosmetic concerns typical of most drywall type installation and typical of its age. There is some unevenness, nail-pops, minor mechanical damage, minor shrinkage/settlement cracks, painting touch-up/discoloration etc. No further recommendation----repair/replace/maintain as desired.

Bring cosmetic defects to the attention of the builder for proper repairs to your satisfaction.

Upgrade

Maintain

### 803 Ceilings:

Satisfactory

Like the walls, the ceilings show minor cosmetic concerns typical of most drywall type installation and typical of its age. There is some unevenness, nail-pops, minor mechanical damage, sunken fasteners, possible truss uplift, evidence of previous repairs, painting touch-up/discoloration etc. No further recommendation----repair/replace/maintain as desired.

Bring cosmetic defects to the attention of the builder for proper repairs to your satisfaction.

Upgrade

Maintain

Homes with manufactured trusses often experience what is known as "Truss Uplift." This is when the bottom chord of the trusses lift slightly due to differential rates of expansion and contraction between the top chords and the bottom chords. It is usually seasonal in nature and related to both humidity and temperature. This is a normal function of trusses and is evidenced by nail pops and cracks along the edges of the ceiling at interior walls of the home. It is considered cosmetic and repairs can prove difficult. Installation of moldings that better disguise the movement is one possible option.

- Upgrade
- Maintain

#### 804 Stairs & Railings:

- Satisfactory

#### 805 Gas Fireplaces:

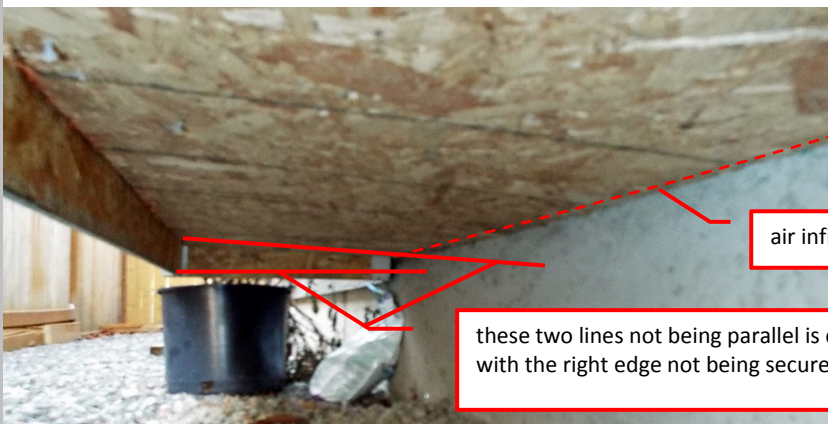
- Repairs/improvements recommended and/or necessary

While there is a wall switch for a forced air fan component of the fireplace, there is no fan installed. 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.

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

- Upgrade
- Evaluate
- Safety
- Maintain
- Energy Conservation & IAQ

Considerable amount of cold air was noted coming into the home at the floor near the West corner of the fireplace. This is likely due to improperly secured soffit board on the underside of the fireplace that extends past the foundation and possibly due to missing insulation in this overhanging floor structure. I recommend further evaluation to verify that the floor is insulated and the bottom board is properly attached and weather-proofed.



- Evaluate
- Repair/Replace/Install
- Energy Conservation & IAQ

#### Inspection Limitations / Exclusions:

Belongings/Storage/Furnishings limited inspection

Area-Carpets limited inspection of floors: hidden conditions are common, including: previous repairs, water & pet damage etc.

No comments are offered on cosmetic finishes.

If the home was furnished at the time of the inspection, not all interior finishes were visible.

PETS/PESTS – No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

#### Non-Wood Destroying Organisms (Household Pests):

While this inspector may comment on evidence of Rodent or other vermin activity within the home, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

None indicated

Generally, the bathroom floors show only minor conditions/wear consistent with age and use. Concerns that warrant additional mention will be described in more detail in the flooring section of the individual rooms below.

Generally, the bathroom walls and ceilings are consistent with other walls and ceilings throughout the home. Concerns, if any, that warrant additional mention will be described in more detail in the walls & ceiling sections of the individual rooms below.

When buying a home with tile floors, it is important to keep in mind that it is not within the scope of a Standard Home Inspection to determine if loose tiles are present. This is obviously true in areas that are covered with belongings and/or carpets. Cracks in tiles and/or grout are often consistent with loose tiles and any such conditions noted should be seen as an indication of at least some loose tiles. Typically tiles can be re-adhered without difficulty but it can sometimes be an indication of inadequate substrate and/or installation that would be difficult to determine in the course of the inspection.

 Evaluate

 Maintain

## Master Bathroom:

### Floors:

- Damaged **transition strips**---install as desired
- Small area of missing grout

### Walls:

Drywall

### Ceilings:

Drywall

### Left sink:

- Flow of water:
  - Flow of water apparent
  - Water shut-offs present

- Sink Drainage:
  - Sink drained

Porcelain

- Sink caulked to countertop in readily visible areas
- Improving caulking is recommended

### Right sink:

- Flow of water:
  - Flow of water apparent
  - Water shut-offs present

- Sink Drainage:
  - Sink drained

Porcelain

- Sink caulked to countertop in readily visible areas
- Improving caulking is recommended

### 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:

Stained Finish **Wood** Cabinets

Euro-Style Hinges

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

 Maintain

### Tub:

- Flow of water at tub:
  - Water flowed

### Tub Drainage:


Water drained

### Pop-Up Stopper:

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 Platform / Deck:**

Tile/Stone Platform enclosure

Caulking is required to maintain water-tightness of tile work and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

Any significant surface damage is likely to affect the backing as well. Anticipate substrate work when the finish surface is damaged or repair/remedial work is required.

**Windows around tub:**

Sill/Glazing on glass <60" above floor

Safety glass "etching" is present

**Shower:**

Flow of water at shower:

Water flowed

Shower Drain:

Water drains

In the course of the home inspection the shower will typically not be run long enough to verify adequacy of the drainage of the shower.

Plastic Base

Shower pans are not filled to check for proper drainage and the water is not typically run long enough to determine proper drainage.

**Enclosure:**

Tile/Stone Wall Enclosure

Grout is caulked over

Shower Door

Safety Glass:

Safety glass "etching" is present

Fixed glass panels/walls present

Safety Glass:

Safety glass "etching" is present

**Toilet:**

Flow of water to toilet:

Flow apparent

Water shut-off present

Flushed properly at time of inspection

**Accessories:**

Towel bars/hooks present

Toilet Paper holder present

**Exhaust Fans:**

**Bath Area Vent Fan:**

Fan turns on

Fan holds tissue paper

"Marginal" movement of air noted---cause not determined

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.

**Above note will not be repeated for other bathroom exhaust fans reported on in this report**

**Venting to exterior:**

Through roof

Exterior cap with back draft damper is present

Flex Plastic Duct

Vent pipe insulated

**Heat:**

**Forced Air**

Rise in temperature noted during operation of heating system

**Upper Hallway Bathroom:**

**Floors:**

Tile

**Walls:**

Drywall

**Ceilings:**

Drywall

**Left sink:**

Flow of water:

Flow of water apparent

Water shut-offs present

Sink Drainage:

Sink drained  
Porcelain  
Sink caulked to countertop in readily visible areas  
Improving caulking is recommended

**Right sink:**

Flow of water:  
Flow of water apparent  
Water shut-offs present

Sink Drainage:  
Sink drained

Porcelain  
Sink caulked to countertop in readily visible areas  
Improving caulking is recommended

**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:**

Stained Finish **Wood** 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/shower unit  
One-Piece

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:**

Curtain Rod:  
Not present

**Toilet:**

Flow of water to toilet:  
Flow apparent  
Water shut-off present  
Flushed properly at time of inspection

**Accessories:**

Towel bars/hooks present  
Toilet Paper holder present

**Exhaust Fans:**

Fan turns on  
Fan holds tissue paper  
**Venting to exterior:**  
Through roof  
Exterior cap with back draft damper is present  
Flex Plastic Duct  
Vent pipe insulated

**Heat:**

**Forced Air**  
Rise in temperature noted during operation of heating system

**Main Floor 1/2 Bath:**

Floors:

Wood Laminate

**Walls:**

Drywall

**Ceilings:**

Drywall

**Sink:**

Flow of water:

Flow of water apparent

Water shut-offs present

Sink Drainage:

Sink drained

Pop-Up stopper functioned

Porcelain

Pedestal

Sink bolted to wall (no determination as to adequacy of attachment is possible in the context of the inspection)

Properly caulked at wall

**Toilet:**

Flow of water to toilet:

Flow apparent

Water shut-off present

Flushed properly at time of inspection

**Accessories:**

Towel bars/hooks present

Toilet Paper holder present

**Exhaust Fans:**

Fan turns on

Fan holds tissue paper

**Venting to exterior:**

West side of home

## BATHROOMS

**901 Floors / Walls / Ceilings:**

Satisfactory

Condition of walls and ceilings consistent with other walls and ceilings throughout the home.

Upgrade

Maintain

**902 Sinks & Faucets:**

Satisfactory

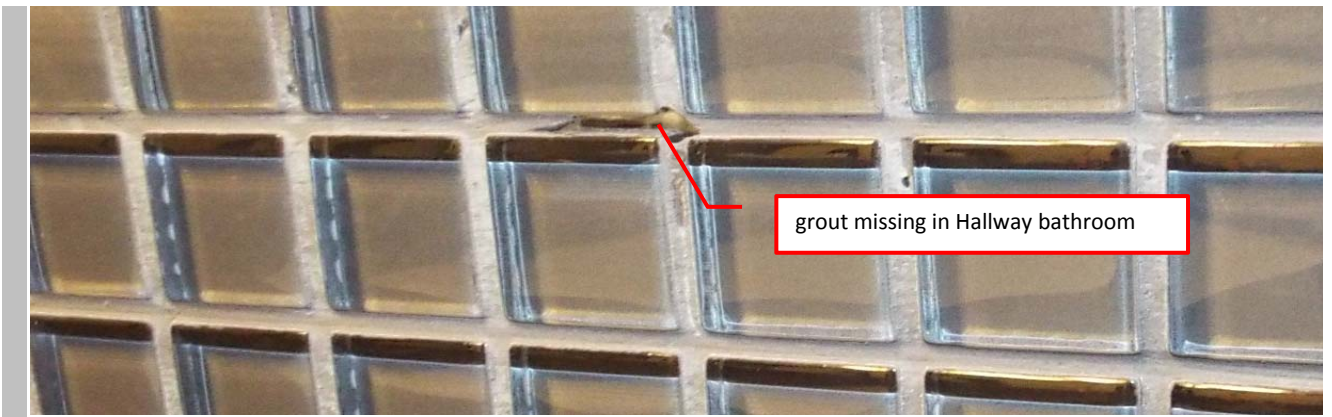
Fixture shutoff valves to faucets (and toilets) are not tested during an inspection, as they have generally not been used for some time and are prone to leakage if turned on or off.

**903 Cabinets, Countertops & Accessories:**

Satisfactory

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

Some of the tile backsplash grout is not professionally completed. I recommend careful evaluation of all of the tiled areas by a qualified party to properly complete the grouting.



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

**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.

**905 Shower Stalls, Faucets & Enclosures:**

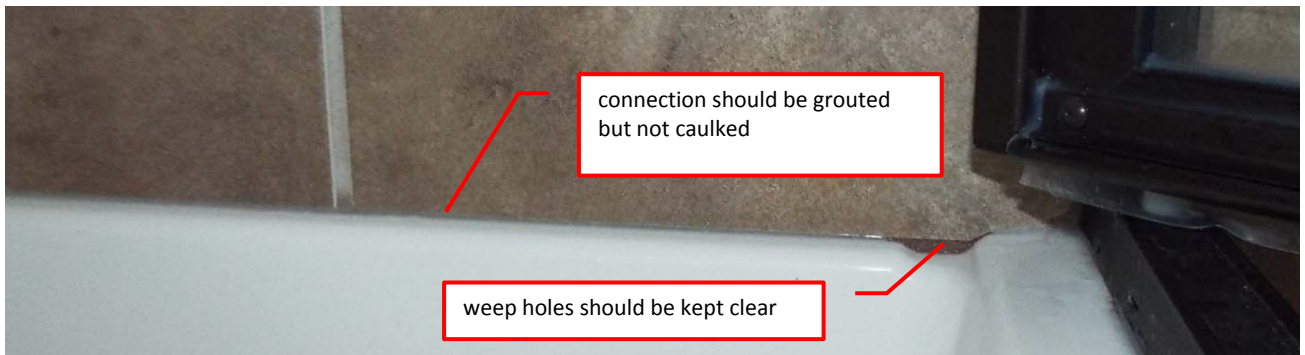
Repairs/improvements recommended and/or necessary

Caulk and/or grout adjacent to 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.

Determining whether shower pans are watertight is beyond the scope of the inspection.

The grout around the base of the shower has been caulked over. Caulking this connection can result in trapping of moisture behind the tiles/caulk resulting in mold growth behind the caulk. There are weep holes at both sides of the shower that should remain open to allow a path for moisture to escape that finds its way behind the tiles at the shower base. This connection should either be grouted only or caulked only----but not both. I recommend proper repairs of this connection by a qualified tile installation company.



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

**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 / Heat:**

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:**

Storage under sinks(s) limited inspection

Area carpets and other furnishings on floors can conceal damage to floors

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

**Walls/ceiling:**

Same as/consistent with rest of adjoining living space

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

Stone

**Back Splash:**

Minor cracking of connection noted

Tile

**Cabinets:**Stained Finish **Wood** Cabinets

Euro-Style Hinges

Some door and drawer fronts are not aligned properly

Some loose door fronts

**Sink:****Flow of water:**

Water flowed

Water shut-offs present

**Sink drainage:**

Sink Drained

Stainless Steel

Spray Wand

Double bowl

Sink caulked to countertop in readily visible areas

**Dishwasher:**

Make: Whirlpool

Est. Age (mfg) **2012**

&lt;2 Years old (Average expected life, 12yrs)

Model # &amp; Serial # NOT determined----picture out of focus

Model #: WDP310PAAS1

Serial # F24133452

**Water shut-off valve:**

Present under sink cabinet

**Function:**

Not operated

**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 Electrical Service Panel

"Lockout device" is present on breaker

A "lock-out" device on the circuit breaker for the Dishwasher is to ensure the safety of service personnel working on the dish washer, and is required/recommended when the Dishwasher is not within sight of the electric panel or when there is not a means of disconnect at the washer.

**Safety****Maintain****Garbage Disposal:**

Make: Whirlaway

Est. Age (mfg) **2012**

&lt;1 Years old (Average expected life, 10yrs)

Model #: 1g1-PC

Serial # 1F2-19505-59

Not operated

Proper power cord (with plug-in electrical disconnect)

Switch at countertop

**Range :**

Make: Whirlpool

Est. Age (mfg) **2012**

&lt;1 Years old (Average expected life, 17-19yrs)

Model #: WFG510SoAS o

Serial # R21514600

Anti-Tipping Device:

Anti-Tipping Device Installed

To prevent injury to persons, when heavy objects are placed on the oven door in the open position, the installation of an anti-tip device is required on most ranges.

Function:

Not operated

Gas Average expected life, 19 yrs

Gas Shut-off:

Gas Shut-Off present

Behind/Under unit

### Refrigerator:

Make: General Electric

Model #: PSHS9PGZBCSS

Serial # TZ415715

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 Cubes present

Ice Dispenser

Not operated

Water Tap

Not operated

### Built in Microwave/Hood Vent:

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

Make: Whirlpool

Est. Age (mfg) 2012

<1 Years old (Average expected life, 11yrs)

Model #: WMH32517AS-o

Serial # TR22422357

With Exhaust Fan

Vented to the exterior:

Adjacent to unit

South side of home/building

Exterior Cap opened during operation of fan

Vent pipe not visible

### Heat:

Forced Air

Rise in temperature noted during operation of heating system

# 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.

At least one of the cabinet doors are out of alignment and/or have loose hinges and some of the drawer fronts are loose. The type of hinges on these doors and connections on drawer fronts are adjustable. I recommend doors be adjusted/tightened as necessary to allow for proper function and to prevent injury from falling doors.

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

**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 Range / Oven (s):**

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: See, 1006 Microwave/Hood Vent:**

**1006 Built in Microwave/Hood Vent:**

Satisfactory---installation only---unit not operated

**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.

The dishwasher drain line should (and does) incorporate a proper air gap device. 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. The cap at the backsplash above the dishwasher is the air gap device.

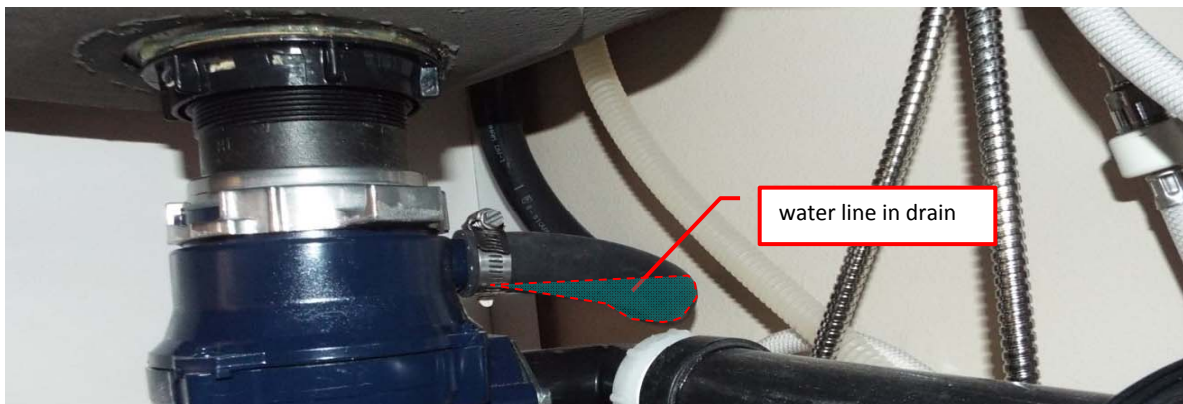
Maintain

**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.

The dishwasher drain from the Air Gap device to the disposer traps water in it. I recommend a qualified party shorten the hose enough that water won't stand in the pipe which can lead to clogging of the drain.



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

**1009 Refrigerator:**

Satisfactory

**Inspection Limitations / Exclusions:**

Belongings/Storage/Furnishings limited inspection

Area-Carpets limited inspection of **floors**: hidden conditions are common, including: previous repairs, water & pet damage etc.

Some appliances not inspected or only partially inspected

Refrigerator

Dishwasher

Disposer

Microwave

Range

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.

Dishes and other kitchen storage items can limit inspection of cabinets and countertops.

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

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

Portable appliances are not tested.

**Floors / Walls / Ceilings:****Floors:**

Damage to flooring under washers and dryers is very common and should be anticipated

Vinyl

**Walls:**

Damage to walls behind washers and dryers is very common and should be anticipated

Drywall

**Ceilings:**

Drywall

**Vent Fan to Outside:**

Fan holds tissue paper

Not tested----not accessible

**Venting to exterior:**

Through roof

Exterior cap with back draft damper is present

Flex Plastic Duct

Vent pipe insulated

**Heat:**

Forced Air

Rise in temperature noted during operation of heating system

**Appliances:****Stacked Washer/Dryer:****Dryer:**

Clean the lint filter after each use; this will reduce a known fire hazard, drying time, and energy costs.

Safety

Maintain

Make: LG Electronics

Model #: DLGX3471V

Serial # 209KWPV3W224

Est. Age (mfg) 2012

1 Years old (Average expected life, 12yrs)

Gas Shut-Off present

Electric (Available)

**Dryer Venting:**

Transition Duct (Dryer to permanent vent pipe)

Flexible metal connector

**Vent Pipe in Wall:**

Smooth wall metal vent pipe

**Exterior Cap Location:**

South side of home

Wall vent

Single flap type cap

Dryer was operating at time of inspection, no determination if flap had been repaired from original inspection

**Washer:**

Make: LG Electronics

Model #: WM3470HVA

Serial # 209KWHX3C657

Est. Age (mfg) 2012

1 Years old (Average expected life, 12yrs)

Hot & Cold Supply:

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

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

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.

The exterior cap for the dryer was stuck in the open position at the time of the first inspection but because the dryer was operating at the time of inspection I could not determine if it still does or not. I recommend further evaluation and repairs if deemed necessary.

For additional information on Dryer venting see the Consumer Products Safety Commission website at:

[Dryer Safety Information, http://www.cpsc.gov/CPSCPUB/PUBS/5022.html](http://www.cpsc.gov/CPSCPUB/PUBS/5022.html)

- Repair/Replace/Install
- Maintain

**1105 Ventilation:**

Satisfactory

**Inspection Limitations / Exclusions:**

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.

# WOOD DESTROYING ORGANISMS & Mold or Mold-like/Fungal Growth

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

Repairs/improvements recommended and/or necessary

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."

Specific locations of Conducive Conditions are more completely described in the report component where the conducive condition was observed. This section merely lists the typical kinds of things that are considered conducive condition that were apparent at the home at the time of inspection.

**Conducive Conditions**, consists of any materials on the property or in the crawl space that can provide food or habitat for wood destroying organisms. These materials can consist of plumbing leaks, form boards left in place, storage items, roots and other vegetation etc.

Untreated wood components behind concrete structures are considered conducive conditions.

Siding not installed according to manufacturer's instructions, including missing flashings, is a conducive condition.

Clogged gutters is considered a conducive condition.

Improperly flashed siding/trim details are considered conducive conditions.

Missing weather-stripping on attic access hatches is considered a conducive condition.

Failing roof coverings are a conducive condition.

WDO (Wood Destroying Organisms & conducive conditions)

## 1200-B Household / Yard Nuisance Pests:

No indications noted

## 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 complaints.
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 cleaning.
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.





**DASMA**  
Door & Access Systems  
Manufacturers Association  
International

COMMERCIAL & RESIDENTIAL GARAGE DOOR DIVISION

# TECHNICAL DATA SHEET

## #167

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Cleveland, Ohio 44115-2851  
Phone: 216-241-7333 • Fax: 216-241-0105  
E-mail: [dasma@dasma.com](mailto:dasma@dasma.com)**

## Sectional Garage Door and Electric Operator Checklist for Home Inspectors and Consumers

### Introduction

The garage door systems industry recognizes the important safety role played by home inspectors. This checklist intends to help home inspectors maximize the value of their service to homeowners and home buyers.

This checklist covers the most important parts of a basic inspection of a residential sectional garage door connected to an automatic garage door operator. This checklist does not apply to tilt-up one-piece doors.

### **⚠ WARNING**

The garage door is typically the largest moving object in the house, and many of its components are under high tension. Improper installation or maintenance of a garage door can create a hazardous condition that can cause serious injury or even death. If a spring is broken, operating the door can cause serious injury or death. Do not operate the door until the spring is replaced by a trained door systems technician.

Because of potential dangers involved, all repairs and adjustments must be performed by a trained door systems technician using proper tools and instructions.

A moving door can cause serious injury or death. Keep people clear of the opening while the door is moving.

High spring tension can cause serious injury or death. Do not try to remove, repair or adjust springs or anything to which door spring parts are fastened, such as, wood blocks, steel brackets, cables or other like items.

These inspection steps assume that the door is operable and balanced. If the door appears inoperable, a trained door systems technician should be contacted.

This checklist covers the safest procedures that are supported by DASMA. If a home inspector encounters a problematic situation, we urge you to contact a trained door systems technician for a consultation, particularly if any of the items in the checklist are answered "No".

### Items Needed

This 10-point inspection can be performed in a few minutes. To conduct the inspection, you should have (1) a tape measure, (2) a flashlight, (3) a 2x4 piece of wood at least six inches long, and if available, (4) a garage door remote control. Depending on the height of the door, (5) a ladder or step stool may also be helpful.

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**Sectional Garage Door and Electric Operator**  
Checklist for Home Inspectors and Consumers

Item	Description	Yes	No
<b>1. Manual Release Handle</b>	<u>Does the door have a means of manually detaching the door operator?</u> Begin inside the garage, with the door fully closed. Check for a manual release handle, i.e., a means of manually detaching the door from the door operator. UL 325 requires that the handle (or gripping surface) be colored red and be easily distinguishable from the rest of the operator system. The handle should be easily accessible and no more than six feet above the garage floor.	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Door Panels</b>	<u>Are the door panels free of any signs of fatigue, cracking or separation of materials?</u> From inside the garage, with the door fully closed, check the condition of the door panels. NOTE: If the answer is “no,” the door could present a hazardous condition that should be inspected by a trained door systems technician before proceeding with this inspection.	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Warning Labels</b>	<u>Are all warning labels present?</u> From inside the garage, with the door fully closed, make sure the door system contains the following warning labels: (1) A spring warning label attached to the spring assembly, (2) A general warning label attached to the back of a door panel, (3) A warning label attached to the wall in the vicinity of the wall control button and (4) Two warning labels attached to the door in the vicinity of the bottom corner brackets. [NOTE: Some newer doors have tamper-resistant bottom corner brackets that will not require these warning labels.]	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. Spring and Hardware Inspection</b>	<u>Are all hardware parts securely and appropriately attached?</u> With the door still in the closed position, <u>visually</u> inspect the springs for damage. <b>▲WARNING</b> If a spring is broken, operating the door can cause serious injury or death. Do not operate the door until the spring is replaced by a trained door systems technician. Visually check the door’s hinges, brackets and fasteners. If the door has an operator, check that the method of connecting the operator to the door and to the garage walls is secure. If the door has operator reinforcement, check that the reinforcement is securely attached to the door.	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Door Operation</b>	<u>Are there handles or suitable gripping points on both the inside and outside of the door? Does the door move freely, without difficulty, and not open more quickly than force applied? Do the rollers stay in the track during operation?</u> Make sure that the door is in the closed position. If the door has an operator, pull the manual release to disconnect the door from the operator. Without straining yourself, manually lift and operate the door by grasping the door in a safe place where your fingers cannot be pinched or injured. If the door is hard to lift, then it is clearly out of balance. This can be an unsafe condition, and maintenance is required.  Raise the door to the fully open position, then close the door. The door should move freely, not open or close more quickly than the force applied, and it should open and close without difficulty. If the door is difficult to open or close, the door should be inspected by a trained door systems technician before proceeding with the inspection. As the door operates, make sure that the rollers stay in the track. If any rollers fall out of the track, the door system should be repaired by a trained door systems technician before you proceed with the inspection. After conducting this check, reconnect the door to the operator, if present.	<input type="checkbox"/>	<input type="checkbox"/>

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Item	Description	Yes	No
<b>6. Spring Containment</b>	<u>Are counterbalance springs and their attachment components restrained by a cable or shaft?</u> The counterbalance system is usually comprised of torsion springs, mounted above the door header, or extension springs, which are usually found next to the horizontal track. When springs break, containment helps to prevent broken parts from flying dangerously in the garage. Torsion springs are already mounted on a shaft, which inherently provides containment. If the door has extension springs, verify that spring containment is present. Extension springs should be contained by a secure cable that runs through the center of the springs.	<input type="checkbox"/>	<input type="checkbox"/>
<b>7. Wall-Station Push-Button</b>	<u>Does the garage door have at least one working wall-mounted push-button, and are all push-buttons mounted in clear view of the door, safely away from all moving parts and at least five feet above the standing surface?</u> Locate the wall-station push-button and measure the vertical distance between the button and the adjacent standing surface. The button should be at least five feet above the standing surface and high enough to be out of reach of small children. Press the push button to see if it successfully operates the door.	<input type="checkbox"/>	<input type="checkbox"/>
<b>8. Photoelectric Eyes Location</b>	<u>Is the beam no higher than six inches above the floor, or can it be verified by the door manufacturer that photoelectric eyes are not necessary?</u> [Federal law states that residential garage door operators manufactured after 1992 must be equipped with photoelectric eyes or some other safety-reverse feature that meets UL 325 standards.] This check is for doors with operators. Check to see if photoelectric eyes are present. They will typically be found near the floor, mounted to the left and right sides at the bottom of the door opening. If photoelectric eyes are present, measure the vertical distance between the photo-eye beam and the floor. NOTE: Unless a garage door and operator are specifically designed as a system without photoelectric eyes, the operator should be replaced if photoelectric eyes are not present	<input type="checkbox"/>	<input type="checkbox"/>
<b>9. Non-Contact Reversal Test</b>	<u>Does the door immediately reverse and return to the fully open position?</u> This check applies to door systems that are equipped with photoelectric eyes. Standing inside the garage, but safely away from the path of the door, use the remote control or wall button to close the door. As the door is closing, wave an object in the path of the photoelectric eye beam.	<input type="checkbox"/>	<input type="checkbox"/>
<b>10. Contact Reversal Test</b>	<u>When the door contacts the wood, does the door automatically reverse direction and return to the fully open position?</u> [UL 325 requires this test, but in some rare cases, this test has damaged the door system when the operator's force-setting has been improperly set or when the operator reinforcement bracket is not securely or appropriately attached to the top section. If you have any concerns that this test may cause damage, a trained door systems technician should check the entire system and conduct the test.] This check applies to doors with operators. Begin this test with the door fully open. Under the center of the door, place a 2x4 piece of wood flat on the floor, in the path of the door. Standing inside the garage, but safely away from the path of the door, use the remote control or wall button to close the door.	<input type="checkbox"/>	<input type="checkbox"/>

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