



WSDA ICN: 5555BA012

# Detail Master Home Inspections, LLC

**2722 210th Ave E  
Sumner, WA 98390  
206-930-1650  
253-720-4200**

**Customer**  
Carlos Ballard

**Home**  
5555 N. 23st Street  
Seamore, WA 98877

**Real Estate Agent**  
Michael Tinder  
Windermere: Gig Harbor



**Inspection Date**

Thursday, November 18, 2004

**Weather:**

Light Rain

**Temperature:**

Below 65

**Inspected By**

Andrew Sodano - WSDA # 68697

**\*WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request.**

# SUMMARY



**Detail Master Home Inspections, LLC**

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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## EXTERIOR COMPONENTS

- 1.0 SOFFIT, FASCIA, TRIM AND EAVES**  
**Maintenance Repair/Replace**  
Signs of excessive water contact to fascia and soffit. This wood is rotten in places.
- 1.11 OTHER DISCOVERIES**  
**Maintenance Repair/Replace**  
Landscaping should be trimmed back at least 6 inches from house. Landscape contact conducive to pest infiltration.
- 1.12 OTHER DISCOVERIES**  
**Inspected, Tradesman Repair/Replace**  
No Ground on outside outlets. No GFCI's Presently protecting the exterior outlets.
- 1.13 OTHER DISCOVERIES**  
**Inspected**  
This house has an oil tank for the furnace buried in the yard. There is a potential of contamination from leakage.

## ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

- 2.4 CONDITION OF THE RAIN GUTTERS**  
**Maintenance Repair/Replace**

Gutter is rusted and deteriorated in various areas throughout allowing continuous water contact with wood causing the wood to rot.

#### 2.5 **GUTTER DOWNSPOUTS AND DRAINAGE**

##### **Maintenance Repair/Replace**

Gutters and downspouts should be cleaned and checked annually to ensure proper function and flow. Down spouts rusted in areas and missing splash blocks that will help carry the water runoff away from the house and foundation.

#### 2.6 **OTHER OBSERVATIONS**

##### **Maintenance Repair/Replace**

The roof has depressions in the front right and the back side of the house. Need to add extra support in the attic.

#### 2.7 **OTHER OBSERVATIONS**

##### **Inspected**

The antenna's support straps have been broken and antenna is not secured adequately now.

### **ATTIC AND ROOF STRUCTURE**

#### 3.3 **ROOF FRAMING AND SYSTEMS**

##### **Maintenance Repair/Replace**

This is a stick (2x4) built roof, and the framing has settled, some vertical supports have been added but with time more are needed to sustain proper slope of roof.

#### 3.5 **VISIBLE ELECTRICAL WIRING IN ATTIC**

##### **Tradesman Repair/Replace**

All wire splicing should be enclosed in a junction box and the wires should be secured to structural components. This is a fire hazard.

#### 3.6 **OTHER OBSERVATIONS**

##### **Inspected**

Early evidence of wood rot present due in part to poor attic air circulation.

### **KITCHEN AND COMPONENTS**

#### 4.4 **DOORS**

##### **Maintenance Repair/Replace**

Door from the kitchen to the hall has damage and needs adjusting to close properly.

#### 4.7 **OUTLETS AND WALL SWITCHES**

##### **Inspected**

There was not a ground installed in this house. No GFCI outlets installed. Recommend GFCI outlet upgrades in the garage, outside, and in the kitchen.

#### 4.15 **OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE**

##### **Not Inspected**

Outlet is not accessible. We do not move refrigerators to access.

#### 4.16 **CABINETS CONDITION**

##### **Inspected**

Some damage to wood drawer on the far right side.

### **GUEST BATH**

#### 5.3.A **FLOORS**

##### **Inspected**

Uneven, possibly rotten places in subfloor.

**5.11.A SINK FAUCETS AND STOP VALVE**

**Maintenance Repair/Replace**

Loose faucet.

**5.12.A TOILET SHOULD BE SECURE AND OPERATIONAL**

**Maintenance Repair/Replace**

Toilet is not securely fastened to the floor, possible rotten subfloor.

## HALL BATH

**5.3.B FLOORS**

**Inspected**

When observing this area of the floor in the crawl space there is some wood rot around the plumbing pipes.

**5.5.B WINDOWS**

**Maintenance Repair/Replace**

Window crank not operate.

**5.17.B OTHER OBSERVATIONS**

**Maintenance Repair/Replace**

The tub surround and base of the tub need to be caulked to secure it to the wall, possible water intrusion behind this surround. Tub surround is plastic laminate glued to ceramic tile. This is often a problem for leakage and does not show until major damage has occurred.

## LAUNDRY ROOM

**6.3.D FLOORS**

**Maintenance Repair/Replace**

Subfloor around and in front of the sink has water damage. Subfloor water damage can be felt while walking on floor.

**6.7.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Maintenance Repair/Replace**

Evidence of water damage and wood rot weakening stairs to the garage. There should be a railing along the stairs.

## ELECTRICAL

**7.1 METERBASE SHOULD HAVE A GROUND WIRE AND ROD**

**Inspected**

The grounding wire is not visible at the main electrical entrance.

**7.2 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)**

**Maintenance Repair/Replace, Tradesman Repair/Replace**

Recommend having a trained electrician survey electrical system, label the panel, insure ground is present and make repairs to splices not in junction boxes at attic and crawlspace.

**7.3 ARE THE CIRCUITS OR FUSES LABELED CLEARLY**

**Tradesman Repair/Replace**

Recommend having a trained electrician test and label all switches and panel.

**7.7 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a**

**representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Tradesman Repair/Replace**

Recommend having a trained electrician secure wiring in attic and crawl space. Electrician should put all open wire splicing in junction boxes.

**7.8 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Maintenance Repair/Replace**

There is no ground found in this house.

**7.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) OUTLETS AND CIRCUIT BREAKERS**

**Maintenance Repair/Replace**

Only the HALL BATHROOM has a GFCI outlet installed. Recommend all bathrooms, garage, kitchen, and outside outlets be upgraded to GFCI outlets.

## **STRUCTURAL COMPONENTS**

**8.4 VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE**

**Maintenance Repair/Replace**

Vapor barrier does not cover entire crawl space.

**8.5 INSULATION OF FLOOR SYSTEM**

**Maintenance Repair/Replace**

Some insulation is hanging or fallen to the ground.

**8.6 NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE**

**Maintenance Repair/Replace**

Construction and garbage storage debris needs removing from crawlspace. This can be conducive to pest habitation.

**8.7 FOUNDATION VENTS OR WINDOWS**

**Maintenance Repair/Replace**

Insulation and other debris is blocking the vents and hurting the air circulation in the crawl space, this does not allow moisture to exit effectively.

**8.8 REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS**

**Inspected**

There is water damage present below the bathrooms and below the laundry room and stairs to the garage.

**8.9 OTHER OBSERVATIONS**

**Maintenance Repair/Replace**

Holes on either side of the stairs are large enough to allow pests access to the crawl space from the garage. These holes need to be sealed.

**8.10 OTHER OBSERVATIONS**

**Maintenance Repair/Replace**

Loose wires laying on the floor of the crawlspace, these should be secured to the structural members to prevent damage.

**8.11 OTHER OBSERVATIONS**

**Maintenance Repair/Replace**

Open wire splicing in the crawl space, this must be in a junction box.

## PLUMBING

- 9.3 WATER HEATER OR HOT WATER SYSTEMS**  
**Maintenance Repair/Replace**  
 Seismic strapping recommended at top and bottom 1/3 of water tank, this will secure it to the wall.
- 9.4 T&P VALVE SHOULD BE PIPED WITHIN 6 INCHES OF THE FLOOR**  
**Maintenance Repair/Replace**  
 T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). Refer to the picture with the section above. Recommend placing water heater in a water basin to capture any excess water, and pipe this basin drain to the outside.

## HEATING

- 10.1 HEATING EQUIPMENT**  
**Tradesman Repair/Replace**  
 Recommend a trained HVAC professional service the oil furnace. The last time this furnace was serviced was in 2001.

## FIREPLACES

- 12.6 OTHER OBSERVATIONS**  
**Maintenance Repair/Replace**  
 Moss growth on the exterior portion of the chimney, this growth will loosen the brick mortar if not removed.

Detail Master Home Inspections, LLC

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Detail Master Home Inspections, LLC

*Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2003 : Licensed To Andrew Sodano*

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## EXTERIOR COMPONENTS

### Styles & Materials

**SIDING STYLE:**  
BEVEL

**SIDING MATERIAL:**  
WOOD

**APPURTENANCE:**  
COVERED PORCH  
SIDEWALK  
PATIO

**ENTRY DOORS:**  
WOOD

**WINDOWS:**  
METAL

**WINDOW TYPES:**  
STORM WINDOWS

**AUTO OPENER MANUFACTURER:**  
LIFT-MASTER

**GARAGE DOOR MATERIAL:**  
METAL

**DOOR TYPE:**  
ONE AUTOMATIC

**DRIVEWAY:**  
CONCRETE

### Inspection Items

#### 1.0 SOFFIT, FASCIA, TRIM AND EAVES



**Comments:** Maintenance Repair/Replace  
Signs of excessive water contact to fascia and soffit. This wood is rotten in places.

#### 1.1 EXTERIOR WALL CLADDING AND FLASHING

**Comments:** Inspected

#### 1.2 WINDOWS

**Comments:** Inspected  
The windows on this house are single pane windows.

#### 1.3 DOORS

**Comments:** Inspected

#### 1.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)



**Comments:** Inspected  
Garage door has some damage to the lower right corner, but it does not appear to hinder the the door from opening.

#### **1.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS**

**Comments:** Inspected

#### **1.6 EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS**

**Comments:** Inspected

#### **1.7 OUTSIDE ACCESS TO BASEMENT OR CRAWLSPACE**

**Comments:** Not Present

#### **1.8 LANDSCAPE DRAINAGE AROUND FOUNDATION**

**Comments:** Inspected

#### **1.9 WALKWAY AND DRIVEWAY**

**Comments:** Inspected

The left side of the driveway retaining wall is leaning to right.

#### **1.10 RETAINING WALL(S) CONDITION**

**Comments:** Inspected

#### **1.11 OTHER DISCOVERIES**



**Comments:** Maintenance Repair/Replace

Landscaping should be trimmed back at least 6 inches from house. Landscape contact conducive to pest infiltration.

### 1.12 OTHER DISCOVERIES

**Comments:** Inspected, Tradesman Repair/Replace

No Ground on outside outlets. No GFCI's Presently protecting the exterior outlets.

### 1.13 OTHER DISCOVERIES

**Comments:** Inspected

This house has an oil tank for the furnace buried in the yard. There is a potential of contamination from leakage.

## ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

### Styles & Materials

**VIEWED ROOF FROM:**

LADDER

**ROOF-TYPE:**

GABLE

**ROOF COVERING:**

COMPOSITE SHINGLES

**VENTILATION:**

GABLE VENTS

SOFFIT VENTS

**CHIMNEY:**

BRICK

### Inspection Items

## 2.0 CONDITION OF ROOF COVERING

**Comments:** Inspected

Roof shingles in good condition. Ripples in roof are visible on both the front and rear of the house. Investigation in the attic shows previous ventilation problems and replacement of a majority of roof

sheathing. Roof is stick framed with 2 x 4's and ripples could be addressed by providing additional support.

## 2.1 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

## 2.2 FLASHINGS

**Comments:** Inspected

## 2.3 ROOF VENTILATION

**Comments:** Inspected

## 2.4 CONDITION OF THE RAIN GUTTERS

**Comments:** Maintenance Repair/Replace

Gutter is rusted and deteriorated in various areas throughout allowing continuous water contact with wood causing the wood to rot.

## 2.5 GUTTER DOWNSPOUTS AND DRAINAGE



**Comments:** Maintenance Repair/Replace

Gutters and downspouts should be cleaned and checked annually to ensure proper function and flow. Down spouts rusted in areas and missing splash blocks that will help carry the water runoff away from the house and foundation.

## 2.6 OTHER OBSERVATIONS

**Comments:** Maintenance Repair/Replace

The roof has depressions in the front right and the back side of the house. Need to add extra support in the attic.

## 2.7 OTHER OBSERVATIONS



**Comments:** Inspected  
The antenna's support straps have been broken and antenna is not secured adequately now.

### ATTIC AND ROOF STRUCTURE

**VIEWED ATTIC SPACE FROM::**  
CRAWLED

**R- VALUE:**  
ADEQUATE

#### Styles & Materials

**ATTIC INFO:**  
SCUTTLE HOLE  
STORAGE

**ROOF STRUCTURE:**  
STICK-BUILT  
2X4 RAFTERS

**INSULATION:**  
BLOWN

#### Inspection Items

### 3.0 VIEW OF ATTIC AT TIME OF INSPECTION



**Comments:** Inspected  
The picture of attic represents the view at time of inspection. See roof notes.

### 3.1 ATTIC ACCESS

**Comments:** Inspected  
Located in the room above the garage.

### 3.2 INSULATION

**Comments:** Inspected

### 3.3 ROOF FRAMING AND SYSTEMS

**Comments:** Maintenance Repair/Replace

This is a stick (2x4) built roof, and the framing has settled, some vertical supports have been added but with time more are needed to sustain proper slope of roof.

### 3.4 CHIMNEYS AND ROOF PENETRATIONS IN ATTIC

**Comments:** Inspected

### 3.5 VISIBLE ELECTRICAL WIRING IN ATTIC



**Comments:** Tradesman Repair/Replace

All wire splicing should be enclosed in a junction box and the wires should be secured to structural components. This is a fire hazard.

### 3.6 OTHER OBSERVATIONS

**Comments:** Inspected

Early evidence of wood rot present due in part to poor attic air circulation.

## KITCHEN AND COMPONENTS

### Styles & Materials

**CEILING MATERIAL:**

SHEETROCK

**CABINERY:**

WOOD

**DISPOSER:**

NONE

**REFRIGERATOR:**

GENERAL ELECTRIC

**WALL MATERIAL:**

SHEETROCK

**COUNTERTOP:**

TILE

**RANGE/OVEN:**

GENERAL ELECTRIC

**FLOOR COVERING(S):**

VINYL

**DISHWASHER:**

FRIGIDAIRE

**EXHAUST/RANGE:**

NUTONE

### Inspection Items

#### 4.0 KITCHEN VIEW AT TIME OF INSPECTION



**Comments:** Inspected  
The picture of the Kitchen represents the view at time of inspection.

#### 4.1 CEILING

**Comments:** Inspected

#### 4.2 WALLS

**Comments:** Inspected

#### 4.3 FLOOR

**Comments:** Inspected  
Vinyl on the floor has cuts and holes in various places.

#### 4.4 DOORS

**Comments:** Maintenance Repair/Replace  
Door from the kitchen to the hall has damage and needs adjusting to close properly.

#### 4.5 PANTRY OR CLOSET DOORS

**Comments:** Inspected

#### 4.6 WINDOWS



**Comments:** Inspected  
Kitchen sink window is inoperable. Wall above kitchen sink window has evidence of previous water damage.

#### 4.7 OUTLETS AND WALL SWITCHES

**Comments:** Inspected

There was not a ground installed in this house. No GFCI outlets installed. Recommend GFCI outlet upgrades in the garage, outside, and in the kitchen.

#### **4.8 THE CONDITION OF PLUMBING UNDER THE SINK**

**Comments:** Inspected

#### **4.9 CUT-OFF VALVES UNDER THE SINK**

**Comments:** Inspected

#### **4.10 FAUCET AND SPRAY NOZZLE CONDITION**

**Comments:** Inspected

#### **4.11 DISHWASHER**

**Comments:** Inspected

#### **4.12 DISPOSER**

**Comments:** Not Present

#### **4.13 COOKTOP/OVEN OR RANGE**

**Comments:** Inspected

#### **4.14 RANGE VENTILATION**

**Comments:** Inspected

#### **4.15 OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE**

**Comments:** Not Inspected

Outlet is not accessible. We do not move refrigerators to access.

#### **4.16 CABINETS CONDITION**



**Comments:** Inspected

Some damage to wood drawer on the far right side.

#### **4.17 CONDITION OF COUNTERTOP**

**Comments:** Inspected

**GUEST BATH****Styles & Materials**

**CEILING MATERIAL:**  
SHEETROCK  
WALLPAPER

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING:**  
VINYL

**EXHAUST FAN TYPES:**  
NONE

**Inspection Items****5.0.A BATHROOM VIEW AT TIME OF INSPECTION**

**Comments:** Inspected  
View of bathroom at time of inspection.

**5.1.A CEILING**

**Comments:** Inspected

**5.2.A WALLS**

**Comments:** Inspected

**5.3.A FLOORS**

**Comments:** Inspected  
Uneven, possibly rotten places in subfloor.

**5.4.A DOORS**

**Comments:** Inspected

**5.5.A WINDOWS**

**Comments:** Inspected

**5.6.A VERIFY DUPLEX GFCI OUTLET IN BATHROOM**

**Comments:** Not Present

**5.7.A SINK BASE AND CABINetry**

**Comments:** Inspected

**5.8.A PLUMBING FIXTURES**

**Comments:** Inspected

**5.9.A CUT-OFF VALVES UNDER THE SINK AND TOILET**

**Comments:** Inspected

**5.10.A SINK PLUMBING**

**Comments:** Inspected

**5.11.A SINK FAUCETS AND STOP VALVE**

**Comments:** Maintenance Repair/Replace

Loose faucet.

**5.12.A TOILET SHOULD BE SECURE AND OPERATIONAL**

**Comments:** Maintenance Repair/Replace

Toilet is not securely fastened to the floor, possible rotten subfloor.

**5.13.A EXHAUST FAN**

**Comments:** Not Present

Recommend all bathrooms to have a vent fan to help remove excess moisture from bathrooms.

**HALL BATH**

**Styles & Materials**

**CEILING MATERIAL:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING:**  
VINYL

**EXHAUST FAN TYPES:**  
FAN ONLY

**Inspection Items**

**5.0.B BATHROOM VIEW AT TIME OF INSPECTION**



**Comments:** Inspected  
View of bathroom at time of inspection.

**5.1.B CEILING**

**Comments:** Inspected

**5.2.B WALLS**



**Comments:** Inspected  
Dent present on the wall behind the door. Stopper installation behind the door would prevent further damage.

**5.3.B FLOORS**



**Comments:** Inspected  
When observing this area of the floor in the crawl space there is some wood rot around the plumbing pipes.

#### **5.4.B DOORS**

**Comments:** Inspected

#### **5.5.B WINDOWS**

**Comments:** Maintenance Repair/Replace

Window crank not operate.

#### **5.6.B VERIFY DUPLEX GFCI OUTLET IN BATHROOM**

**Comments:** Inspected

#### **5.7.B SINK BASE AND CABINETRY**

**Comments:** Inspected

Doors do not shut properly. Evidence of excess moisture or past sink leak in cabinetry.

#### **5.8.B PLUMBING FIXTURES**

**Comments:** Inspected

#### **5.9.B CUT-OFF VALVES UNDER THE SINK AND TOILET**

**Comments:** Inspected

#### **5.10.B SINK PLUMBING**

**Comments:** Inspected

#### **5.11.B SINK FAUCETS AND STOP VALVE**

**Comments:** Inspected

#### **5.12.B TOILET SHOULD BE SECURE AND OPERATIONAL**

**Comments:** Inspected

#### **5.13.B SHOWER/BATH SHOULD DRAIN PROPERLY**

**Comments:** Inspected

**5.14.B SHOWER HEAD, TUB FAUCETS AND STOP VALVE**

**Comments:** Inspected

**5.15.B EXHAUST FAN**

**Comments:** Inspected

Remove excess dust and debris from fan vent for increased efficiency.

**5.16.B OTHER OBSERVATIONS**

**Comments:** Inspected

Stains on vinyl floor covering and in the tub.

**5.17.B OTHER OBSERVATIONS**



**Comments:** Maintenance Repair/Replace

The tub surround and base of the tub need to be caulked to secure it to the wall, possible water intrusion behind this surround. Tub surround is plastic laminate glued to ceramic tile. This is often a problem for leakage and does not show until major damage has occurred.

<b>LIVING ROOM</b>
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**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
WALLPAPER

**FLOOR COVERING:**  
CARPET

**Inspection Items**

**6.0.A VIEWS OF DIFFERENT ROOMS AT TIME OF INSPECTION**



**Comments:** Inspected  
View of the room at the time of the inspection.

#### 6.1.A CEILINGS

**Comments:** Inspected

#### 6.2.A WALLS

**Comments:** Inspected

#### 6.3.A FLOORS

**Comments:** Inspected  
Carpet coming unsecured in places and stained throughout house.

#### 6.4.A DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected  
Front door rubs on the carpet and will cause faster wear of carpet.

#### 6.5.A WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.6.A OUTLETS AND WALL SWITCHES

**Comments:** Inspected  
No grounding in any of the outlets.

### DINNING ROOM

#### Styles & Materials

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK  
PAINTED OVER WALL PAPER

**FLOOR COVERING:**  
CARPET

#### Inspection Items

#### 6.0.B VIEWS OF DIFFERENT ROOMS AT TIME OF INSPECTION



**Comments:** Inspected  
View of the room at the time of the inspection.

#### **6.1.B CEILINGS**

**Comments:** Inspected

#### **6.2.B WALLS**

**Comments:** Inspected

#### **6.3.B FLOORS**

**Comments:** Inspected  
There are stains on this carpet.

#### **6.4.B WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

#### **6.5.B OUTLETS AND WALL SWITCHES**

**Comments:** Inspected  
No grounding in any of the outlets.

### HALLWAY

#### **Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING:**  
CARPET

#### **Inspection Items**

#### **6.0.C VIEWS OF DIFFERENT ROOMS AT TIME OF INSPECTION**



**Comments:** Inspected  
View of the hall at the time of the inspection.

**6.1.C CEILINGS**

**Comments:** Inspected

**6.2.C WALLS**

**Comments:** Inspected

**6.3.C FLOORS**

**Comments:** Inspected  
Carpet edges are not secured to the floor in places throughout the house.

**6.4.C WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

**6.5.C OUTLETS AND WALL SWITCHES**

**Comments:** Inspected

**LAUNDRY ROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING:**  
VINYL

## Inspection Items

### 6.0.D VIEWS OF DIFFERENT ROOMS AT TIME OF INSPECTION



**Comments:** Inspected  
View of the room at the time of the inspection.

#### 6.1.D CEILINGS

**Comments:** Inspected

#### 6.2.D WALLS

**Comments:** Inspected

#### 6.3.D FLOORS

**Comments:** Maintenance Repair/Replace  
Subfloor around and in front of the sink has water damage. Subfloor water damage can be felt while walking on floor.

#### 6.4.D DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected  
Laundry room to kitchen door has damage present.

#### 6.5.D WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.6.D OUTLETS AND WALL SWITCHES

**Comments:** Inspected

#### 6.7.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Maintenance Repair/Replace  
Evidence of water damage and wood rot weakening stairs to the garage. There should be a railing along the stairs.

#### 6.8.D WASHER/DRYER CONNECTIONS

**Comments:** Inspected  
The whirlpool dryer vent is not connected to the wall exhaust hole. The whirlpool washer drains to the sink plumbing. Both the washer and the dryer have cosmetic damage to their finishes.

**RIGHT BEDROOM**

### Styles & Materials

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING:**  
CARPET

### Inspection Items

#### 6.0.E VIEWS OF DIFFERENT ROOMS AT TIME OF INSPECTION



**Comments:** Inspected  
View of the room at the time of the inspection.

#### 6.1.E CEILING

**Comments:** Inspected

#### 6.2.E WALLS

**Comments:** Inspected

#### 6.3.E FLOORS

**Comments:** Inspected  
Stains on carpet throughout the house.

#### 6.4.E DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.5.E WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.6.E OUTLETS AND WALL SWITCHES

**Comments:** Inspected

### CENTER BEDROOM

### Styles & Materials

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING:**  
CARPET

**Inspection Items**

**6.0.F VIEWS OF DIFFERENT ROOMS AT TIME OF INSPECTION**



**Comments:** Inspected  
View of the room at the time of the inspection.

**6.1.F CEILINGS**

**Comments:** Inspected

**6.2.F WALLS**

**Comments:** Inspected

**6.3.F FLOORS**

**Comments:** Inspected  
Stains and worn areas on the carpet and the carpet is pulled loose in areas.

**6.4.F DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected  
Damage present on this door.

**6.5.F WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

**6.6.F OUTLETS AND WALL SWITCHES**

**Comments:** Inspected

<b>LEFT BEDROOM</b>
---------------------

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING:**  
CARPET

**Inspection Items**

**6.0.G VIEWS OF DIFFERENT ROOMS AT TIME OF INSPECTION**



**Comments:** Inspected  
View of the room at the time of the inspection.

**6.1.G CEILINGS**

**Comments:** Inspected

**6.2.G WALLS**

**Comments:** Inspected

**6.3.G FLOORS**

**Comments:** Inspected  
In areas of the house the carpet is not secured to the floor.

**6.4.G DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected  
Door to bedroom does not shut smoothly.

**6.5.G WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected  
Window crank broken.

**6.6.G OUTLETS AND WALL SWITCHES**

**Comments:** Inspected

<b>ROOM ABOVE GARAGE</b>
--------------------------

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK  
PANELING  
WOOD

**FLOOR COVERING:**  
CARPET

---

**Inspection Items**

## 6.0.H VIEWS OF DIFFERENT ROOMS AT TIME OF INSPECTION



**Comments:** Inspected  
View of the room at the time of the inspection.

### 6.1.H CEILINGS

**Comments:** Inspected

### 6.2.H WALLS

**Comments:** Inspected

### 6.3.H FLOORS

**Comments:** Inspected  
There are stains on this carpet.

### 6.4.H DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected  
This rooms door rubs on the carpet when opening and closing. With time this contact will deteriorate carpet faster then normal.

### 6.5.H WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

### 6.6.H STEPS, STAIRWAYS, BALCONIES AND RAILINGS



**Comments:** Inspected

Carpet only secured to the stairs loosely with tacks.

## ELECTRICAL

### Styles & Materials

**ELECTRICAL CONDUCTORS:**  
ABOVE GROUND

**PANEL TYPE:**  
CIRCUITS

**ELEC. PANEL MANUFACTURER:**  
FEDERAL PACIFIC

### Inspection Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS

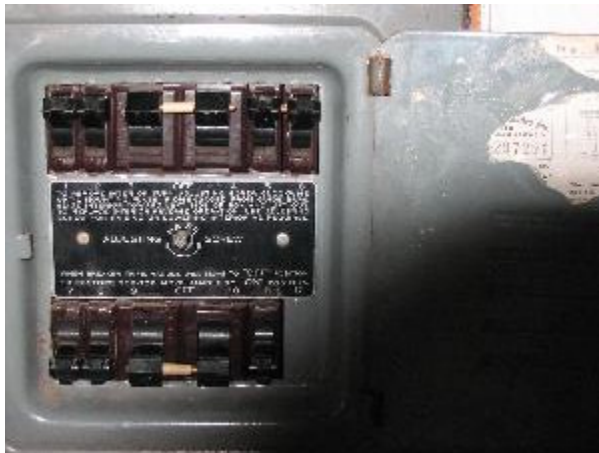
**Comments:** Inspected

#### 7.1 METERBASE SHOULD HAVE A GROUND WIRE AND ROD

**Comments:** Inspected

The grounding wire is not visible at the main electrical entrance.

#### 7.2 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)



**Comments:** Maintenance Repair/Replace, Tradesman Repair/Replace  
Recommend having a trained electrician survey electrical system, label the panel, insure ground is present and make repairs to splices not in junction boxes at attic and crawlspace.

#### 7.3 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

**Comments:** Tradesman Repair/Replace

Recommend having a trained electrician test and label all switches and panel.

#### 7.4 ARE THE CIRCUIT BREAKERS THE SAME BRAND NAME AS PANEL

**Comments:** Inspected

#### 7.5 DESCRIBE THE LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

Located in the garage on the front wall, to the left of the garage door.

#### 7.6 ARE SMOKE DETECTORS PRESENT IN THE HOME

**Comments:** Inspected

**7.7 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Tradesman Repair/Replace

Recommend having a trained electrician secure wiring in attic and crawl space. Electrician should put all open wire splicing in junction boxes.

**7.8 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Maintenance Repair/Replace

There is no ground found in this house.

**7.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) OUTLETS AND CIRCUIT BREAKERS**

**Comments:** Maintenance Repair/Replace

Only the HALL BATHROOM has a GFCI outlet installed. Recommend all bathrooms, garage, kitchen, and outside outlets be upgraded to GFCI outlets.

**STRUCTURAL COMPONENTS**

**Styles & Materials**

**METHOD USED TO OBSERVE CRAWLSPACE:**  
CRAWLED  
DEBRIS

**FOUNDATION:**  
POURED CONCRETE

**FLOOR STRUCTURE:**  
2 X 8  
WOOD JOISTS  
PLANK AND FRAME

**WALL STRUCTURE:**  
WOOD

**Inspection Items**

**8.0 DOOR/ACCESS FOR BASEMENT OR CRAWLSPACE**

**Comments:** Inspected

Crawl space access is located in the the garage.

**8.1 FOUNDATION WALLS AND MORTAR JOINTS**

**Comments:** Inspected

**8.2 FLOOR SYSTEM**

**Comments:** Inspected

Some subfloor wood has water damage and wood rot.

**8.3 GIRDERS, PIERS, COLUMNS AND SUPPORTS**

**Comments:** Inspected

**8.4 VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE**

**Comments:** Maintenance Repair/Replace

Vapor barrier does not cover entire crawl space.

### 8.5 INSULATION OF FLOOR SYSTEM



**Comments:** Maintenance Repair/Replace  
Some insulation is hanging or fallen to the ground.

### 8.6 NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE



**Comments:** Maintenance Repair/Replace  
Construction and garbage storage debris needs removing from crawlspace. This can be conducive to pest habitation.

### 8.7 FOUNDATION VENTS OR WINDOWS



**Comments:** Maintenance Repair/Replace  
Insulation and other debris is blocking the vents and hurting the air circulation in the crawl space, this does not allow moisture to exit effectively.

**8.8 REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS**

**Comments:** Inspected

There is water damage present below the bathrooms and below the laundry room and stairs to the garage.

**8.9 OTHER OBSERVATIONS**

**Comments:** Maintenance Repair/Replace

Holes on either side of the stairs are large enough to allow pests access to the crawl space from the garage. These holes need to be sealed.

**8.10 OTHER OBSERVATIONS**

**Comments:** Maintenance Repair/Replace

Loose wires laying on the floor of the crawlspace, these should be secured to the structural members to prevent damage.

**8.11 OTHER OBSERVATIONS**



**Comments:** Maintenance Repair/Replace  
Open wire splicing in the crawl space, this must be in a junction box.

## PLUMBING

### Styles & Materials

**PLUMBING SUPPLY:**  
GALVANIZED (OLD)

**WATER SOURCE:**  
PUBLIC

**Capacity:**  
40 GAL (1-2 PEOPLE)

**DISTRIBUTION:**  
GALVANIZED

**WATER HEATER POWER SOURCE:**  
ELECTRIC

**MANUFACTURER:**  
WHIRLPOOL

**PLUMBING WASTE:**  
CAST IRON (OLD)

### Inspection Items

#### 9.0 INTERIOR WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected

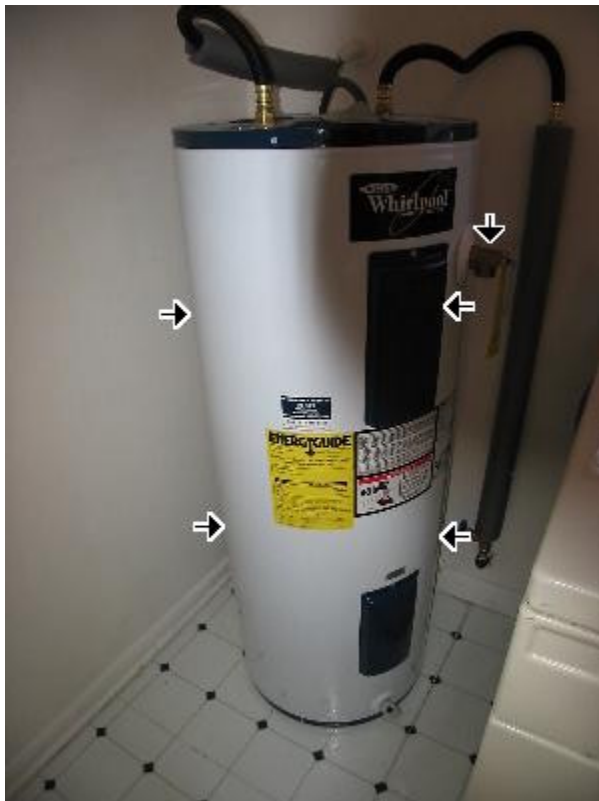
#### 9.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 9.2 INSPECT FOR FUNCTIONAL FLOW (water pressure and volume)

**Comments:** Inspected

#### 9.3 WATER HEATER OR HOT WATER SYSTEMS



**Comments:** Maintenance Repair/Replace

Seismic strapping recommended at top and bottom 1/3 of water tank, this will secure it to the wall.

#### 9.4 T&P VALVE SHOULD BE PIPED WITHIN 6 INCHES OF THE FLOOR

**Comments:** Maintenance Repair/Replace

T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). Refer to the picture with the section above. Recommend placing water heater in a water basin to capture any excess water, and pipe this basin drain to the outside.

<b>HEATING</b>
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**Styles & Materials****NUMBER OF HEAT SYSTEMS (excluding wood):**

ONE

**FUEL SOURCE:**

OIL

**HEAT TYPE:**

OIL FURNACE

**DUCTWORK:**

INSULATED

**Inspection Items****10.0 THERMOSTATS CONDITION****Comments:** Inspected**10.1 HEATING EQUIPMENT****Comments:** Tradesman Repair/Replace

Recommend a trained HVAC professional service the oil furnace. The last time this furnace was serviced was in 2001.

**10.2 NORMAL OPERATING CONTROLS****Comments:** Inspected**10.3 AUTOMATIC SAFETY CONTROLS****Comments:** Inspected**10.4 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)****Comments:** Inspected**10.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Comments:** Inspected

<b>CENTRAL AIR CONDITIONING</b>
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**Styles & Materials****Inspection Items**

<b>FIREPLACES</b>
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**Styles & Materials****TYPES OF FIREPLACES:**

CONVENTIONAL / WOOD

**OPERABLE FIREPLACES:**

ONE

### Inspection Items

#### 12.0 FIREPLACE GAS OR SOLID FUEL BURNING DEVICES

**Comments:** Inspected

#### 12.1 CLEARANCE FROM COMBUSTIBLES

**Comments:** Inspected

#### 12.2 DAMPER CONDITION AND FUNCTION

**Comments:** Inspected

#### 12.3 CONDITION OF HEARTH, MANTLE AND WALL

**Comments:** Inspected

#### 12.4 FIRE-BRICK WALLS OR METAL WALLS

**Comments:** Inspected

#### 12.5 WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END

**Comments:** Inspected

#### 12.6 OTHER OBSERVATIONS



**Comments:** Maintenance Repair/Replace

Moss growth on the exterior portion of the chimney, this growth will loosen the brick mortar if not removed.

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