

Information covered for privacy.



Property Inspection Report









Information covered for privacy.

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### **How to Read this Report**

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

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

[Click here](#) for a glossary of building construction terms.

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## General information

**Inspector's name:**

**Type of building:** Single family

**Age of building:** Approximately 53 Years Old

**Time started:** 10:30am

**Time finished:** 12:30pm

**Inspection Fee:** 200.00

**Payment method:** Check

**Present during inspection:** None

**Occupied:** No



**Weather conditions:** Clear

**Temperature:** Cold



**Ground condition:** Dry

**Foundation type:** Slab on grade



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1)   The wall unit air conditioner should not be plugged in or turned on. A licensed air conditioning contractor should inspect it.

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2)   The central air conditioner should not be turned on. A licensed air conditioning contractor should inspect it to determine why there is no power to the unit and the current condition of the unit should be evaluated.

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3)   Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
- [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
- [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)

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4)   The water service wasn't turned on during the inspection. As a result, plumbing supply, drain and waste lines, fixtures, and some appliances such as water heaters weren't fully evaluated.

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## Exterior

**Apparent wall structure:** Wood frame, Concrete block



**Wall covering:** Stucco

**Driveway material:** Poured in place concrete

**Sidewalk material:** Poured in place concrete




**Exterior door material:** The unit has both wood and metal doors

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5)   One or more trip hazards were found in the driveway due to cracks, settlement and/or heaving. Recommend having a qualified contractor evaluate and repair or replace driveway sections as necessary to eliminate trip hazards.




**Photo 1**

- 6)  One or more trip hazards were found in sidewalk and/or patio sections due to cracks, settlement and/or heaving. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary to eliminate trip hazards.
- 7)  One or more large trees on the property may be likely to fall on the structure, and are a potential safety hazard. Recommend consulting with a qualified arborist to determine if tree(s) need to be removed and/or pruned.
- 8)  One or more light fixtures are loose or installed in a substandard way. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.



**Photo 40**

- 9)  Cracks, deterioration and/or damage were found in one or more areas of the stucco siding. A qualified contractor should evaluate and make repairs and/or replace stucco siding as necessary.



**Photo 3**

- 
- 10) 🔍 Rot was found in one or more areas. A qualified contractor should evaluate and repair as necessary. All rotten wood should be removed or replaced.



**Photo 5**

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- 11) 🔍 Rot was found in one or more areas on soffit boards. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.

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- 12) 🔍 Fascia boards are damaged or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary.



**Photo 5**

- 
- 13) 🔍 One or more outside faucets appeared to be inoperable. No water came out of the faucet(s) when turned on. This may be due to a (winterizing) shut-off valve being turned off. As per the NACHI and ASHI Standards of Practice, the inspector did not attempt to turn on or off any water supply shut-off valves. Recommend that the client(s) ask the seller about outside faucets with no water, and/or have a qualified plumber evaluate and repair faucet(s) as necessary.

- 
- 14) 🔍 One or more large trees are very close the foundation. Tree roots can cause significant structural damage to foundations. Recommend having a qualified tree service contractor or arborist remove trees as necessary to prevent damage to the structure's foundation.

- 
- 15) 🔍 One or more gutters are missing. This can result in water accumulating around the

structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.

**16)** ↖ Gaps exist at one or more openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.



**Photo 6**

**17)** ↖ One or more soffit vent screens are missing and/or deteriorated. Birds and vermin may enter the attic because of this. Screens should be replaced or repaired where necessary, or installed where missing.

**18)** ↖ Soffit cover material is missing in some areas. This may result in vermin intrusion and/or damage to insulation. A qualified contractor should install vented soffit material such as plywood as per standard building practices.

**19)** ↘ Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

**20)** ↘ Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.

**21)** ↘ The exterior finish in some areas is falling. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restrain areas as needed and as per standard building practices.



**Photo 7**

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## Roof

**Roof inspection method:** Viewed from eaves on ladder

**Roof type:** Gable

**Roof covering:** Gravel

**Estimated age of roof:** 15+ years old

**Roof ventilation:** Unable to determine (no access to attic spaces)

**Roof inspection method:** Viewed from eaves on ladder


**Roof type:** Gable

**Roof covering:** Gravel

**Estimated age of roof:** 15+ years old

**Roof ventilation:** Unable to determine (no access to attic spaces)

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**22)**  One or more plumbing vent pipes terminate less than six inches above the roof surface below. Debris or snow may block openings, and may result in sewer gases entering living spaces. A qualified contractor should evaluate and make repairs as necessary so vent pipes terminate at least six inches above roof surfaces.


**23)**  The roof surface material appears to be near the end of its service life and will likely need replacing in the near future, even with repairs. The client(s) should budget for a replacement roof surface, and may want to have a qualified roofing contractor evaluate and attempt to issue a "5 year roof certificate".



Photo 19

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## Attic


**Inspection method:** Not inspected


**Roof structure type:** Rafters


**Ceiling structure:** Not visible

**Insulation material:** None visible

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**24)**  No access hatch was found for the attic. The inspector was unable to evaluate the attic, and it's excluded from this inspection. Recommend having a qualified contractor install access hatches as necessary and as per standard building practices to allow periodic evaluation of attic spaces.

**25)**  Screens are missing and/or deteriorated at one or more soffit, gable, and/or ridge vents. Birds and vermin may enter the attic because of this. Screens should be replaced or repaired where necessary, or installed where missing.

**26)**  No accessible attic spaces were found or inspected at this property. The property should be inspected for termites.

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## Electric service

**Primary service type:** Overhead

**Primary service overload protection type:** Circuit breakers


**Service amperage (amps):** 200


**Location of main service switch:** outside on wall in panel

**Location of main disconnect:** Breaker at top of main service panel

**System ground:** Cold water supply pipes

**Smoke detectors present:** No

**27)**  The entire electrical system needs to be evaluated by a licensed electrician as numerous dangerous conditions may be present.

**28)**  No drip loop is installed in the service entrance wires. Water may enter the service entrance conduit and equipment as a result. A qualified electrician should evaluate and repair as necessary.


**29)**  One or more pointed and/or too-long screws are used to fasten the cover to the main service panel. These types of screws are more likely to come into contact with wiring inside the panel than stock screws from the manufacturer, and can damage wiring insulation. This is a safety hazard due to the risk of shock and/or fire. Long and/or pointed screws should be replaced as necessary with the correct screws, and if necessary by a qualified electrician.



Photo 33

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## Water heater


**Estimated age:** 10+ years old


**Type:** Tank


**Energy source:** Electricity

**Manufacturer:** Richmond

**Model:** 8sv40-2c

**30)**  Substandard wiring was found for the water heater's power supply. Exposed non-metallic sheathed (Romex) wiring is used and is subject to damage. Both the insulation and conductors can be damaged by repeated movement or contact with objects such as stored items. This is a safety hazard for both fire and shock. A qualified electrician should evaluate and repair as necessary. Typically, flexible conduit with bushings is used in this application.

**31)**  The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

**32)**  The water heater was turned off at the time of the inspection. For example, circuit breaker turned off, gas supply turned off or pilot light turned off. The inspector was unable to fully evaluate the water heater.

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## Heating and cooling

**Estimated age:** 10+

**Primary heating system energy source:** Electric  
**Primary heat system type:** Heat from the a/c unit  
**Primary A/C energy source:** Electric  
**Primary Air conditioning type:** Split system  
**Distribution system:** Not visible  
**Manufacturer:** Rheem  
**Model:** info cannot be read

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**33)** ⚡🔧 Do not plug in or turn on wall unit. Have evaluated by licensed air conditioning contractor.

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**34)** 🔧🔍 The air conditioning system did not respond when its controls were operated. This system was not fully evaluated. The client(s) should consult with the property owner(s) as to how it operates and have a qualified heating and cooling contractor evaluate and make repairs if necessary.

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**35)** 🔍🕒 The estimated useful life for most air conditioning compressors is 8 to 15 years. The inspector was unable to determine the age of the air conditioning compressor. The clients should be aware that this air conditioning compressor may be near, at, or beyond its useful life and may need replacing at any time. Recommend attempting to determine the air conditioning compressor's age (ask property owner or service technician), and budgeting for a replacement if necessary.

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**36)** 🕒 The air conditioning system's condensing unit was shut off at the time of the inspection. For example, the electric supply was turned off. As a result, the inspector was unable to fully evaluate this unit.

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## Plumbing and laundry

**Location of main water shut-off valve:** outside  
**Location of main water meter:** By sidewalk out front  
**Water service:** Public  
**Waste pipe material:** Not visible

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**37)** ⚡🕒 Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

For more information visit:  
<http://www.cpsc.gov/CPSC/PUB/PUBS/5056.html>  
<http://www.epa.gov/safewater/lead/index.html>

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**38) ❶** There are no laundry washing machines or dryers on the premises.

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## **Kitchen**

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**39) ⚡🔍** One or more electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. This occurs by the sink.

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**40) ⚡🔍** One or more electric receptacles that serve counter top surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

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**41) ⚡🔍** There are wires running through the cabinets.

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**42) ⚡** The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit: <http://www.google.com/search?q=range+anti+tip+device>

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**43) 🔍** One or more cabinets and/or drawers are damaged and/or deteriorated. A qualified contractor should evaluate and repair or replace cabinets and/or components as necessary.

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**44) 🔍** Counter tops are damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and repair or replace countertops as necessary.

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**45) 🔍** No range hood is installed over the range or cook top. Ventilation and/or lighting may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor install a vented and lighted range hood, with the exhaust fan configured so as to vent outdoors.

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**46) 🔍** Caulk is missing and/or deteriorated where counter tops meet back splashes in wet areas, such as around sinks. Caulk should be replaced where deteriorated and/or applied where missing to prevent water damage.

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**47) ❶** One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Recommend budgeting for replacements as necessary.

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## **Bathrooms**

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**48) ⚡🔍** One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested with the inspector's test instrument. These devices should trip when tested with a test instrument in addition to tripping via the test buttons on the receptacles. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.

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**49) ⚡🔍** One or more ground fault circuit interrupter (GFCI) electric receptacles are damaged by paint. The "Test" and/or "Reset" button(s) don't operate properly as a result. This is a safety hazard due to the risk of shock. A qualified electrician should replace paint damaged GFCI receptacles as necessary.

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**50)** 🔍 One or more sinks is loose, or not securely attached to the wall behind it. A qualified contractor should evaluate and repair as necessary.



**Photo 26**

**51)** 🔍 Tile and/or grout around one or more bathtubs is damaged or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

**52)** 🔍 One or more bathrooms with a shower do not have an exhaust fan installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers.

**53)** 🔍 One or more toilets have no water supply and could not be fully evaluated. The shut-off valve(s) may be turned off, or repairs may be necessary. The client(s) should ask the property owner(s) about this, and have a qualified plumber evaluate and repair if necessary.

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## **Interior rooms**

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**54)** ⚡ 🔍 One or more open ground, three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools

- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

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**55) ⚡🔍** Evidence of "light to moderate" rodent infestation was found in one or more areas. The Center for Disease Control (CDC) defines this as less than 20 feces per square foot. Rodent infestation may be a safety hazard due to the risk of contracting Hantavirus Pulmonary Syndrome (HPS). HPS is a rare (only 20-50 cases per year in the United States) but deadly (40% mortality rate) disease transmitted by infected rodents through urine, droppings, or saliva. Humans can contract the disease when they breathe in aerosolized virus. For example, from sweeping up rodent droppings.

Recommend following guidelines in the CDC's Clean Up, Trap Up, Seal Up article for eradicating rodents, cleaning up their waste and nesting materials, and preventing future infestations. While Hantavirus is believed to survive less than one week in droppings and urine, specific precautions should be taken during clean up. The client(s) may wish to consult with a qualified, licensed pest control operator for eliminating the infestation. A qualified licensed abatement contractor or industrial hygienist could be contacted for clean up. If the infestation was minimal, clean up of rodent waste and nesting materials in non-living spaces (crawl spaces and attics) may not be necessary, or may be performed for aesthetic reasons only (odor and appearance).

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**56) ⚡🔍** Extension cords are being used as permanent wiring in one or more areas. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is inadequate and should be updated. Extension cords may be undersized. Connections may not be secure, resulting in power fluctuations, damage to equipment, and sparks that could start a fire. Extension cords should be removed as necessary, or a qualified electrician should evaluate and make repairs as necessary. For example, install additional circuits and/or electric receptacles. This was noted in the kitchen cabinets.

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**57) ⚡🔍** One or more interior doors have a keyed lockset or deadbolt installed. This is a safety hazard for small children in the event that they lock themselves in the room, do not know how to unlock the door, and the key is not available. Keyed locksets and/or deadbolts should be replaced as necessary with "privacy" locksets that don't require a key.

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**58) ⚡🔍** No smoke alarms are visible. This is a safety hazard. A qualified electrician should install smoke alarms as per standard building practices (functioning one exists in hallways leading to bedrooms, and in each bedroom, etc.). For more information, visit: <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

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**59) ⚡🔍** Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



**Photo 25**

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**60)** 🔍 Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

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**61)** 🔍 One or more windows that were built to open, will not open, or open only minimally due to their being painted shut, damaged and/or deteriorated in some way. Repairs should be made as necessary, and by a qualified contractor if necessary so windows open fully, and open and close easily.

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**62)** 🔍 Screen(s) in one or more windows are torn or have holes in them. Screens should be replaced where necessary.

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**63)** 🔍 One or more interior doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.



**Photo 22**

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**64)** 🔍 Trim is missing in one or more areas. Recommend having a qualified contractor install trim where missing.



Photo 22



Photo 23

- 
- 65) ⚠️ Fixtures such as door stops, towel bars and/or toilet paper holders are missing in one or more areas. Recommend having a qualified contractor install fixtures where missing.
- 
- 66) ⚠️ One or more air supply registers are missing. The air flow cannot be controlled as a result. Registers should be installed where missing.
- 
- 67) ⚠️ Screen(s) in one or more windows are torn or have holes in them. Screens should be replaced where necessary.
- 
- 68) ⚠️ One or more interior doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.



Photo 22

- 
- 69) ⚠️ Fixtures such as door stops, towel bars and/or toilet paper holders are missing in one or more areas. Recommend having a qualified contractor install fixtures where missing.
- 
- 70) 🛠️ Recommend cleaning and sealing grout in tile or stone flooring now and in the future as necessary to prevent staining and to improve waterproofing.
- 
- 71) 🛠️ Recommend cleaning and sealing grout in tile or stone flooring now and in the future as necessary to prevent staining and to improve waterproofing.
- 
- 72) ⓘ Minor cracks were found in walls in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.
-



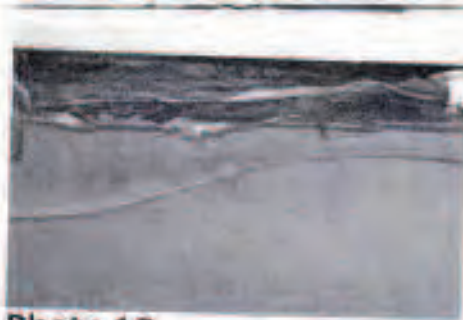
**Photo 4**



**Photo 8**  
Main water shut off



**Photo 9**



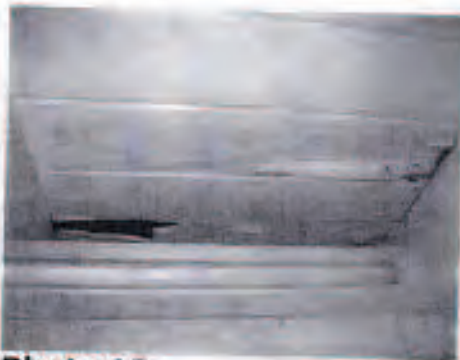
**Photo 10**



**Photo 11**



**Photo 12**



**Photo 13**  
Possible termite damage.



**Photo 14**



**Photo 15**  
improper wiring



**Photo 16**  
improper plumbing



**Photo 17**



**Photo 18**



**Photo 20**



**Photo 21**



**Photo 24**



**Photo 27**



**Photo 28**



**Photo 29**



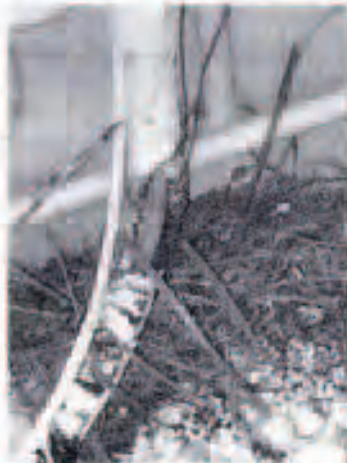
**Photo 30**



**Photo 31**



**Photo 32**  
pipes deteriorating



**Photo 34**





**Photo 35**  
No drip loop



**Photo 36**



**Photo 37**



**Photo 38**











**Photo 39**










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Concerns are shown and sorted according to these types:

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 <b>Repair/Replace</b>	Recommend repairing or replacing
 <b>Repair/Maintain</b>	Recommend repair and/or maintenance
 <b>Minor Defect</b>	Correction likely involves only a minor expense
 <b>Maintain</b>	Recommend ongoing maintenance
 <b>Evaluate</b>	Recommend evaluation by a specialist
 <b>Comment</b>	For your information


### General information

- 1)     - The wall unit air conditioner should not be plugged in or turned on. A licensed air conditioning contractor should inspect it.
- 2)    - The central air conditioner should not be turned on. A licensed air conditioning contractor should inspect it to determine why there is no power to the unit and the current condition of the unit should be evaluated.
- 3)   - Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:
  - [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
  - [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
  - [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)



### Exterior


- 5)  - One or more trip hazards were found in the driveway due to cracks, settlement and/or heaving. Recommend having a qualified contractor evaluate and repair or replace driveway sections as necessary to eliminate trip hazards.
- 6)  - One or more trip hazards were found in sidewalk and/or patio sections due to cracks, settlement and/or heaving. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary to eliminate trip hazards.
- 7)  - One or more large trees on the property may be likely to fall on the structure, and are a potential safety hazard. Recommend consulting with a qualified arborist to determine if tree(s) need to be removed and/or pruned.
- 8)  - One or more light fixtures are loose or installed in a substandard way. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.
- 9)  - Cracks, deterioration and/or damage were found in one or more areas of the stucco siding. A qualified contractor should evaluate and make repairs and/or replace stucco siding as necessary.
- 10)  - Rot was found in one or more areas. A qualified contractor should evaluate and repair as necessary. All rotten wood should be removed or replaced.
- 11)  - Rot was found in one or more areas on soffit boards. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.
- 12)  - Fascia boards are damaged or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary.
- 13)  - One or more outside faucets appeared to be inoperable. No water came out of the faucet(s) when turned on. This may be due to a (winterizing) shut-off valve being turned off. As per the NACHI and ASHI Standards of Practice, the inspector did not attempt to turn on or off any water supply shut-off valves. Recommend that the client(s) ask the seller about outside faucets with no water, and/or have a qualified plumber evaluate and repair faucet(s) as necessary.
- 14)  - One or more large trees are very close the foundation. Tree roots can cause significant structural damage to foundations. Recommend having a qualified tree service contractor or arborist remove trees as necessary to prevent damage to the structure's foundation.
- 15)  - One or more gutters are missing. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.
- 16)  - Gaps exist at one or more openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.
- 17)  - One or more soffit vent screens are missing and/or deteriorated. Birds and vermin may enter the attic because of this. Screens should be replaced or repaired where necessary, or installed where missing.
- 18)  - Soffit cover material is missing in some areas. This may result in vermin intrusion and/or damage to insulation. A qualified contractor should install vented soffit material such as plywood as per standard building practices.
- 19)  - Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.
- 20)  - Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or

more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.



**21)**  - The exterior finish in some areas is falling. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain areas as needed and as per standard building practices.


## **Roof**

**22)**   - One or more plumbing vent pipes terminate less than six inches above the roof surface below. Debris or snow may block openings, and may result in sewer gases entering living spaces. A qualified contractor should evaluate and make repairs as necessary so vent pipes terminate at least six inches above roof surfaces.



**23)**  - The roof surface material appears to be near the end of its service life and will likely need replacing in the near future, even with repairs. The client(s) should budget for a replacement roof surface, and may want to have a qualified roofing contractor evaluate and attempt to issue a "5 year roof certificate".



## **Attic**


**24)**   - No access hatch was found for the attic. The inspector was unable to evaluate the attic, and it's excluded from this inspection. Recommend having a qualified contractor install access hatches as necessary and as per standard building practices to allow periodic evaluation of attic spaces.

**25)**  - Screens are missing and/or deteriorated at one or more soffit, gable, and/or ridge vents. Birds and vermin may enter the attic because of this. Screens should be replaced or repaired where necessary, or installed where missing.



## **Electric service**



**27)**   - The entire electrical system needs to be evaluated by a licensed electrician as numerous dangerous conditions may be present.

**28)**   - No drip loop is installed in the service entrance wires. Water may enter the service entrance conduit and equipment as a result. A qualified electrician should evaluate and repair as necessary.


**29)**  - One or more pointed and/or too-long screws are used to fasten the cover to the main service panel. These types of screws are more likely to come into contact with wiring inside the panel than stock screws from the manufacturer, and can damage wiring insulation. This is a safety hazard due to the risk of shock and/or fire. Long and/or pointed screws should be replaced as necessary with the correct screws, and if necessary by a qualified electrician.

## **Water heater**

**30)**   - Substandard wiring was found for the water heater's power supply. Exposed non-metallic sheathed (Romex) wiring is used and is subject to damage. Both the insulation and conductors can be damaged by repeated movement or contact with objects such as stored items. This is a safety hazard for both fire and shock. A qualified electrician should evaluate and repair as necessary. Typically, flexible conduit with bushings is used in this application.

**31)**   - The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

## **Heating and cooling**

**33)**  - Do not plug in or turn on wall unit. Have evaluated by licensed air conditioning contractor.

**34)**   - The air conditioning system did not respond when its controls were operated. This

system was not fully evaluated. The client(s) should consult with the property owner(s) as to how it operates and have a qualified heating and cooling contractor evaluate and make repairs if necessary.

## **Plumbing and laundry**

**37) ⚡🔍** - Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

For more information visit:

<http://www.cpssc.gov/CPSCPUB/PUBS/5056.html>

<http://www.epa.gov/safewater/lead/index.htm>

## **Kitchen**

**39) ⚡🔍** - One or more electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. This occurs by the sink.

**40) ⚡🔍** - One or more electric receptacles that serve counter top surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

**41) ⚡🔍** - There are wires running through the cabinets.

**42) ⚡🔍** - The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit:

<http://www.google.com/search?q=range+anti+tip+device>

**43) 🔍** - One or more cabinets and/or drawers are damaged and/or deteriorated. A qualified contractor should evaluate and repair or replace cabinets and/or components as necessary.

**44) 🔍** - Counter tops are damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and repair or replace countertops as necessary.

**45) 🔍** - No range hood is installed over the range or cook top. Ventilation and/or lighting may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor install a vented and lighted range hood, with the exhaust fan configured so as to vent outdoors.

**46) 🔍** - Caulk is missing and/or deteriorated where counter tops meet back splashes in wet areas, such as around sinks. Caulk should be replaced where deteriorated and/or applied

where missing to prevent water damage.

## **Bathrooms**

**48)** ⚡🔍 - One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested with the inspector's test instrument. These devices should trip when tested with a test instrument in addition to tripping via the test buttons on the receptacles. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.

**49)** ⚡🔍 - One or more ground fault circuit interrupter (GFCI) electric receptacles are damaged by paint. The "Test" and/or "Reset" button(s) don't operate properly as a result. This is a safety hazard due to the risk of shock. A qualified electrician should replace paint damaged GFCI receptacles as necessary.

**50)** 🔍 - One or more sinks is loose, or not securely attached to the wall behind it. A qualified contractor should evaluate and repair as necessary.

**51)** 🔍 - Tile and/or grout around one or more bathtubs is damaged or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

**52)** 🌀 - One or more bathrooms with a shower do not have an exhaust fan installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers.

## **Interior rooms**

**54)** ⚡🔍 - One or more open ground, three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

**55)** ⚡🔍 - Evidence of "light to moderate" rodent infestation was found in one or more areas. The Center for Disease Control (CDC) defines this as less than 20 feces per square

foot. Rodent infestation may be a safety hazard due to the risk of contracting Hantavirus Pulmonary Syndrome (HPS). HPS is a rare (only 20-50 cases per year in the United States) but deadly (40% mortality rate) disease transmitted by infected rodents through urine, droppings, or saliva. Humans can contract the disease when they breathe in aerosolized virus. For example, from sweeping up rodent droppings.

Recommend following guidelines in the CDC's Clean Up, Trap Up, Seal Up article for eradicating rodents, cleaning up their waste and nesting materials, and preventing future infestations. While Hantavirus is believed to survive less than one week in droppings and urine, specific precautions should be taken during clean up. The client(s) may wish to consult with a qualified, licensed pest control operator for eliminating the infestation. A qualified licensed abatement contractor or industrial hygienist could be contacted for clean up. If the infestation was minimal, clean up of rodent waste and nesting materials in non-living spaces (crawl spaces and attics) may not be necessary, or may be performed for aesthetic reasons only (odor and appearance).

**56)** ⚡🔍 - Extension cords are being used as permanent wiring in one or more areas. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is inadequate and should be updated. Extension cords may be undersized. Connections may not be secure, resulting in power fluctuations, damage to equipment, and sparks that could start a fire. Extension cords should be removed as necessary, or a qualified electrician should evaluate and make repairs as necessary. For example, install additional circuits and/or electric receptacles. This was noted in the kitchen cabinets.

**57)** 🔑 - One or more interior doors have a keyed lockset or deadbolt installed. This is a safety hazard for small children in the event that they lock themselves in the room, do not know how to unlock the door, and the key is not available. Keyed locksets and/or deadbolts should be replaced as necessary with "privacy" locksets that don't require a key.

**58)** 🔑 - No smoke alarms are visible. This is a safety hazard. A qualified electrician should install smoke alarms as per standard building practices (functioning one exists in hallways leading to bedrooms, and in each bedroom, etc.). For more information, visit: <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

**59)** ⚡🔌 - Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

**60)** 🔍 - Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

**61)** 🔍 - One or more windows that were built to open, will not open, or open only minimally due to their being painted shut, damaged and/or deteriorated in some way. Repairs should be made as necessary, and by a qualified contractor if necessary so windows open fully, and open and close easily.

**62)** 🔍 - Screen(s) in one or more windows are torn or have holes in them. Screens should be replaced where necessary.

**63)** 🔍 - One or more interior doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.

**64)** 🔍 - Trim is missing in one or more areas. Recommend having a qualified contractor install trim where missing.


**65)** 🔍 - Fixtures such as door stops, towel bars and/or toilet paper holders are missing in one or more areas. Recommend having a qualified contractor install fixtures where missing.


**66)** 🔍 - One or more air supply registers are missing. The air flow cannot be controlled as a result. Registers should be installed where missing.


**67)** 🔍 - Screen(s) in one or more windows are torn or have holes in them. Screens should be replaced where necessary.

**68)** 🔍 - One or more interior doors are damaged and/or deteriorated and should be repaired

or replaced by a qualified contractor.

**69)**  - Fixtures such as door stops, towel bars and/or toilet paper holders are missing in one or more areas. Recommend having a qualified contractor install fixtures where missing.

**70)**  - Recommend cleaning and sealing grout in tile or stone flooring now and in the future as necessary to prevent staining and to improve waterproofing.

**71)**  - Recommend cleaning and sealing grout in tile or stone flooring now and in the future as necessary to prevent staining and to improve waterproofing.