

Schneider Home Inspections LLC

178503 Johnson Rd
Grandview WA 98930-9105
Inspector: Dan Schneider
Washington State Licensed Home Inspector #1157



Property Inspection Report

Client(s): **Jack and Jill Lastname**
Property address: **1111 Your St**
Anywhere WA 99999
Inspection date: **Wednesday, February 26, 2014**

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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:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

General Information

Report number: 000-00

Time started: 8:00 AM

Time finished: 11:00 AM

Present during inspection: Client, Property owner, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Cold. Snow cover present during inspection

Inspection fee: 000.00

Payment method: Check

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 10 years

Source for main building age: county accessor

Front of building faces: North

Main entrance faces: North

Occupied: Yes

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Driveway material: Poured in place concrete-Limited viewing due to snow present during inspection

Sidewalk material: Poured in place concrete-Stamped concrete. Limited viewing due to snow present during inspection

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Deck, porch and/or balcony material: Concrete, Stamped concrete.

1) Standing water at driveway. Existing trench drain viewed with standing water. Probably clogged with snow and ice. Assume will drain when snow and ice melt.



Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground, from a ladder

Apparent wall structure: Wood frame

Wall covering: Cement fiber, Stone or faux stone veneer

Apparent foundation type: Crawl space, Concrete garage slab

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): believed to be concrete. Not visible during inspection

2) Some sections of siding and/or trim have minor cracks. Mainly cosmetic, but moisture can enter thru cracks. Recommend that a qualified person repair, caulk and paint siding or trim as necessary.



Photo 2-1

Photo shows water from roof and rain gutter is causing excessive moisture. Additional photo's with roof drainage problem in roof section.



Photo 2-2

contact of trim to concrete outside back garage entrance. Cutting this trim up off concrete will help to prevent moisture from wicking up trim, causing rot and paint failure.



Photo 2-3

Caulk and paint to stop entry of insects and moisture.

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Pier or support post material: Wood

Beam material: Built-up wood

Floor structure above: Engineered wood joists

Insulation material underneath floor above: Fiberglass roll or batt

Vapor barrier present: Yes, Full

Ventilation type: Unconditioned space, with vents. Vent covers in place during inspection

3) scrap wood was found next to the crawl space access. Recommend removing all cellulose-based debris or stored items.



Photo 3-1

4) Some crawl space vents were below grade, and no wells were installed. Vent wells should be installed when vents are at or near grade to prevent debris from blocking vents and/or water from entering vents. Recommend that a qualified person install, replace or repair vent wells per standard building practices.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of

weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Viewed from eaves on ladder. Viewed from ground. Limited viewing due to snow present during inspection

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of gutters, downspouts and extensions: limited view due to snow present during inspection

5)  Roof kick out flashings on east and west roofs were missing. See photos below for locations and also a photo of proper flashing install at covered patio for reference. Leaks can occur as a result. On the west roof the water has been running around gutter, down siding and behind lower belly band trim. East roof has some visual deteriorated siding and will continue if not addressed. Recommend that a qualified licensed roofing contractor install as necessary. This may appear to be a minor flaw, but left in this condition this may lead to a much more costly repair in the future.



Photo 5-1

West roof water running around gutter, down siding and behind base belly band



Photo 5-2

Proper flashing at back patio cover for reference



Photo 5-3

East view of roof that requires flashing



Photo 5-4

East view at location of required kick out flashing.



Photo 5-5

West roof view. Existing roof jack is forcing water from gutter above toward siding and problem area.



Photo 5-6

East view of deteriorated siding due to water not being diverted by kick out



Photo 5-7

The moisture in photo is from the west roof above. It is migrating behind the siding and exiting under the base band trim shown.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed. Portions not entered during inspection due to sick children present per owner. No view in bonus room soffit over garage.

Roof structure type: Trusses, Rafters. Mainly engineered trusses. Some stick framing present.

Ceiling insulation material: Fiberglass and loose fill

Approximate attic insulation R value (may vary in areas): Appears some settling with time. Approx 12-15 inches

Vapor retarder: None visible

Roof ventilation type: Ridge vents. Enclosed soffit with vents

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Type of door between garage and house: Solid wood

Type of garage vehicle door: Sectional

Number of vehicle doors: 2

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage interior: Appeared serviceable. Small amount of standing water in front of west overhead door

6)  The wall-mounted control for both automatic garage vehicle door openers are less than 5 feet off the floor, or within reach of children. This is a safety hazard. Children should not be able to operate automatic garage vehicle door openers. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children. For more information on garage door safety issues, visit:

<http://www.reporthost.com/?NRGD>



Photo 6-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Not visual during inspection

Main disconnect rating (amps): 200

System ground: Not determined, not readily apparent. Not visual during inspection

Location of main service panel #A: Garage

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: Yes

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

7)   Receptacles on exterior have covers broken. Could lead to moisture and children tampering with. This is a safety concern. Recommend that proper covers be installed by qualified person.



Photo 7-1

8)  The inspector was unable to open and evaluate panel because items were blocking access and built in bench and storage shelving would not allow for removal of the panel cover. This panel is excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.



Photo 8-1

9)  One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Water service: Public

Water pressure (psi): 55 psi

Location of main water shut-off: Garage, behind water heater

Supply pipe material: PEX plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

Vent pipe material: Plastic

Sump pump installed: None visible

Sewage ejector pump installed: No

Location of main fuel shut-off valve: At gas meter

10) Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.



Photo 10-1

Visible sprinkler head in flowerbed.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Type: Tank

Energy source: Natural gas

Estimated age: 10 years

Capacity (in gallons): 65
Temperature-pressure relief valve installed: Yes
Location of water heater: Garage
Hot water temperature tested: Yes. Setting on water heater is low
Water temperature (degrees Fahrenheit): 100

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace, Gas fireplace or stove

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: No date shown on service schedule on outside of unit

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Garage

Forced air system capacity in BTUs or kilowatts: 88,000 BTU

Condition of furnace filters: Not visual during inspection. Recommend changing per schedule

Location for forced air filter(s): Behind return air grill(s)

Type of combustion air supply: combustion air taken directly from garage

11)  The forced air heating system shows evidence of past excess moisture. It appears from the service record that a service has not been done for over 1 year. Recommend that a qualified HVAC contractor evaluate and make repair as necessary during service.



Photo 11-1



Photo 11-2



Photo 11-3

12) The last service date of the gas forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.reporthost.com/?ANFURINSP>

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of gas-fired fireplaces or stoves: operated under manual control on unit. Operable

Gas fireplace or stove type: Metal pre-fab fireplace

Gas-fired flue type: B-vent with side wall exhaust cap.

13)   B-vent metal flue pipe in attic over garage is contact with combustible materials. This type of vent requires a minimum of 1 inch clearance to such materials. This is a fire hazard. Recommend that a qualified person repair as necessary. For example, by cutting the plywood back for proper clearance.



Photo 13-1

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Granite. In good condition

Condition of cabinets: appeared well maintained and in good repair

Condition of under-sink food disposal: Required repair, replacement and/or evaluation (see comments below) visual leak from disposal

Condition of dishwasher: Had been run recently prior to inspection. No visible leak. Minor issue with connection from unit to cabinets/counter

Range, cooktop or oven type: Natural gas/Electric. Gas cooktop and double electric ovens

Type of ventilation: Wall or ceiling mounted fan

14)    The garbage disposal is currently leaking. This may lead to damage of cabinet and may also be a safety risk as it appears that the water is running through the disposal's electrical housing. Possibly coming in contact with electrical components. Recommend that a licensed plumber evaluate and repair or replace as needed.



Photo 14-1

Visible standing water. Water appears to be leaking thru electrical housing for motor.



Photo 14-2

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, Master bath, first floor, east

Location #B: Half bath, first floor

Location #C: Full bath, second floor

Condition of bathtubs and related plumbing:

Bathroom and laundry ventilation type: Spot exhaust fans

Gas supply for laundry equipment present: Yes. Gas dryer

240 volt receptacle for laundry equipment present: No

15) Cabinet in upstairs bathroom is missing a door. Request will need to be made to owner of availability. Install when found.



Photo 15-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Exterior door material: Wood, Metal

Type(s) of windows: Vinyl, Multi-pane, Single-hung, Casement

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Flooring type or covering: Carpet, Wood, Tile, Stone

16)   Guardrails at stairs and over living have horizontal bars for appearance. I just want to point out that these bars create a ladder effect, in that a younger child could use them to crawl up the guardrail. This could lead to a safety item for children.



Photo 16-1



Photo 16-2

17)  Double swing doors off the dining is a outswing feature. The hinges are visibule to the outside. The hinge pins are easily removed and would allow for entry to the home. This is a security issue. They could be changed to a non-removable hinge pin. Recommend that a qualified person repair or replace as necessary.



Photo 17-1

18) Dining, living and bedroom window are experiencing problems with the hardware needed to make opening and closing easy. This is a inconvenience and they can be replaced. Recommend that a qualified window supplier repair hardware.



Photo 18-1

19) Crank handles at some bedroom windows were missing. The windows in sleeping areas are required to be able to open for emergency exit. Recommend that a qualified person replace handles or make repairs as necessary.

20) Southwest bedroom has contact between carpet and bottom of door. The required gap is 3/4 inch. This allows for air to return back to furnace when door is closed and better heating and cooling of the area. Also contact may lead to excess wear to carpet. Recommend that a qualified person trim the bottom of door.

21) The self closing hinges between the laundry and garage are not adjusted properly. These hinges should be such that the door closes completely when used. This seals the two areas in case of fire and or fumes from the garage from entering the home. Recommend a qualified person adjust or replace.

Jack and Jill, on behalf of Schneider Home Inspections, I would like to thank you for your confidence in choosing me for your home inspection. I am always available to answer or discuss any questions or concerns you may have.

Dan Schneider
Schneider Home Inspections