

Owl Inspections LLC

Property Inspection Report



, Coeur d'Alene, ID 83815
Inspection prepared for: Sample
Date of Inspection: 5/2/2023 Time: 10:30 AM
Age of Home: 56 Size: 2432
Weather: Cold and clear. 37F

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INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these

components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to

periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 8 Item: 1	Electrical	• The kitchen receptacle for the refrigerator is not GFCI protected. Located directly above refrigerator water line.
Page 8 Item: 2	Smoke Detectors	• SAFETY CONCERN: There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.
Page 8 Item: 3	Stairs & Handrail	• Wrought iron spiral stairs promote head injury in basement. Stair tread is close to access door with sharp metal corners, at and below average head level. This is a safety concern.
Kitchen		
Page 10 Item: 5	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Bedrooms		
Page 12 Item: 3	Smoke Detectors	• No smoke/ fire detectors were installed at time of inspection.
Page 12 Item: 4	Window Condition	• In the event of an emergency it appears that the windows could cause an issue of quick egress due to the windows are difficult to open for a small child for escape. Recommend review and repair to allow easy exit in the event of an emergency situation. • Broken hardware observed on window frame. This is a "Safety Concern". Hardware holds window in position. Suggest repairs/replacement as needed to ensure safety.
Bathroom		
Page 13 Item: 4	GFCI	• GFCI, lights & fans on same circuit in master bathroom. Recommend licensed electrician evaluate and repair as necessary.
Page 13 Item: 6	Floor Condition	• Possible trip hazard. Transition from master bathroom to bedroom is incorrect. This is a safety concern. Suggest repair/replacement as needed to ensure safety.
Page 14 Item: 8	Showers	• No hot water flow observed. Recommend licensed plumber evaluate and repair as necessary.
Water Heater		
Page 19 Item: 1	Water Heater Condition	• No Smoke or Carbon Monoxide detector in vicinity.

Page 19 Item: 2	TPRV	<ul style="list-style-type: none"> • The Temperature Pressure Relief Valve (TPR Valve) does not terminate within 6" above the floor. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
Page 20 Item: 6	Overflow Condition	<ul style="list-style-type: none"> • The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.
Garage		
Page 22 Item: 2	Walls	<ul style="list-style-type: none"> • Does Not Appear to be a Rated Fire Wall/Ceiling. Garage Ceiling is exposed beams to home above. Some holes exist to route refrigerator water line and not sealed.
Page 22 Item: 4	Rafters & Ceiling	<ul style="list-style-type: none"> • Hole in the ceiling is a breach in the fire protection.
Exterior Areas		
Page 25 Item: 2	Window Condition	<ul style="list-style-type: none"> • Window hardware damaged.
Grounds		
Page 28 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Trees in proximity to electric lines are a wind and icing hazard. Contact utility company for trimming.
Page 29 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • There were no railings installed at the lower section of steps. Location: Entry steps to front door
Basement/Crawlspace		
Page 33 Item: 3	Windows	<ul style="list-style-type: none"> • Basement bedroom egress (emergency escape) window appears to improper does not allow sufficient opening for exit in the event of an emergency. Current building standards require all sleeping areas to have two means of exit. Windows must be at least 24" high and at least 20" wide with a net area of at least 5.7 sq. ft. with the window sill no higher than 44" from the floor. The window well must have a min. of 3' deep and no less than 9 sq.ft in volume. Recommend upgrading to enhance safety to occupants.



Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection. • Natural gas hot water heater NOT ON



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Electrical

Observations:

- Open ground- receptacle in basement
- The kitchen receptacle for the refrigerator is not **GFCI** protected. Located directly above refrigerator water line.



Open Ground on outlet in basement living area.

2. Smoke Detectors

Observations:

- **SAFETY CONCERN:** There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.
- **SAFETY CONCERN:** There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.

3. Stairs & Handrail

Observations:

- **Wrought iron spiral stairs promote head injury in basement. Stair tread is close to access door with sharp metal corners, at and below average head level. This is a safety concern.**



Low stair treads. SAFETY ITEM



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Dishwasher

Observations:

- Operated.

2. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.

3. Vent Condition

Materials: Exterior Vented

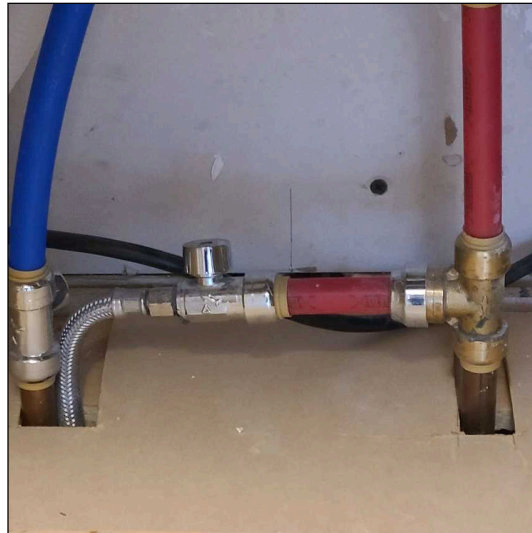
Observations:

- Hood vent filter louvers not secure. Recommend review for repair or replacement as necessary.

4. Plumbing

Observations:

- Refrigerator water supply plumbed from hot water line.

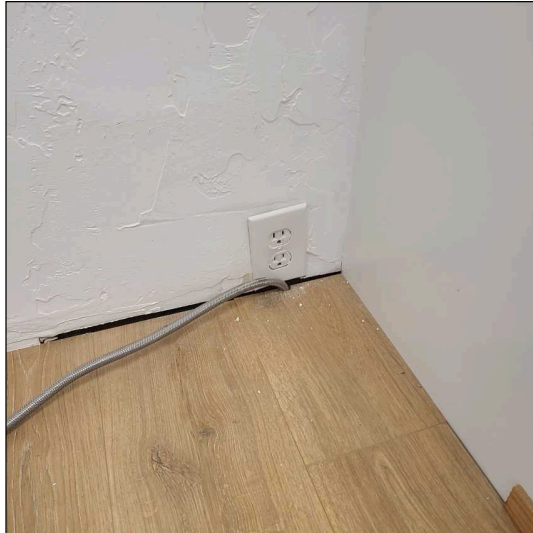


Refrigerator water supply line under kitchen sink.

5. GFCI

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



Refrigerator water line under non GFCI outlet.



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • Upstairs #2 • Downstairs#3

2. Floor Condition

Flooring Types: Sheet vinyl flooring is noted.

3. Smoke Detectors

Observations:

- No smoke/ fire detectors were installed at time of inspection.

4. Window Condition

Observations:

- The upstairs crank out windows appears to be missing some minor hardware & a screen.
- In the event of an emergency it appears that the windows could cause an issue of quick egress due to the windows are difficult to open for a small child for escape. Recommend review and repair to allow easy exit in the event of an emergency situation.
- Broken hardware observed on window frame. This is a "Safety Concern". Hardware holds window in position. Suggest repairs/replacement as needed to ensure safety.

5. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Main Floor Bathroom • Basement Bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

4. GFCI

Observations:

- **GFCI, lights & fans on same circuit in master bathroom. Recommend licensed electrician evaluate and repair as necessary.**

5. Exhaust Fan

Observations:

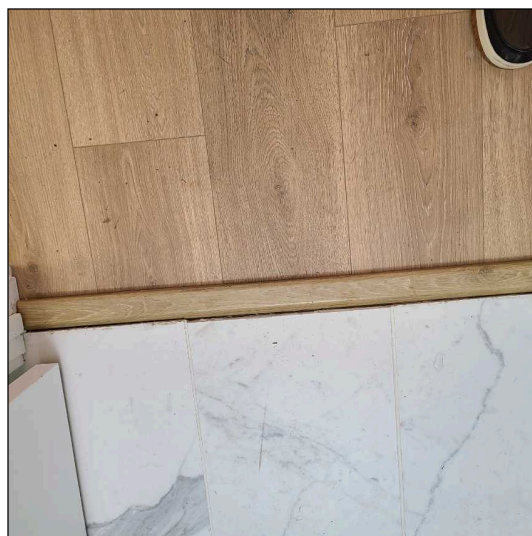
- Exhaust fan is noisy in master bathroom.

6. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- **Possible trip hazard. Transition from master bathroom to bedroom is incorrect. This is a safety concern. Suggest repair/replacement as needed to ensure safety.**



Improper floor transition.

7. Heating

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

8. Showers

Observations:

- Low water flow observed in basement shower.
- Recommend review for repair or replacement as necessary.
- **No hot water flow observed. Recommend licensed plumber evaluate and repair as necessary.**

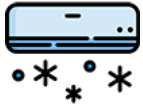


Laundry

1. Exhaust Fan

Observations:

- None present.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located in the basement

Materials: Gas fired forced hot air.

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



Heater electrical shut off switch

2. Enclosure

Observations:

- IMPROVE: The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

3. Venting

Observations:

- Metal double wall chimney vent pipe noted.

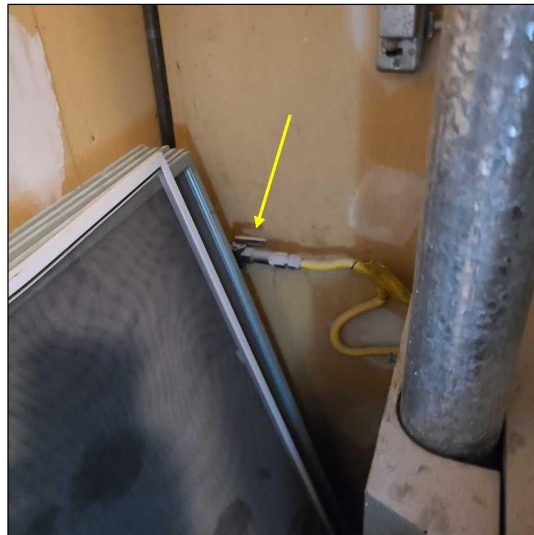


Furnace chimney

4. Gas Valves

Observations:

- Gas shut off valves were present and functional.



Furnace gas shut off

5. Registers

Observations:

- There is a bent air grill. This is a cosmetic situation and does not effect the operation of the grill.



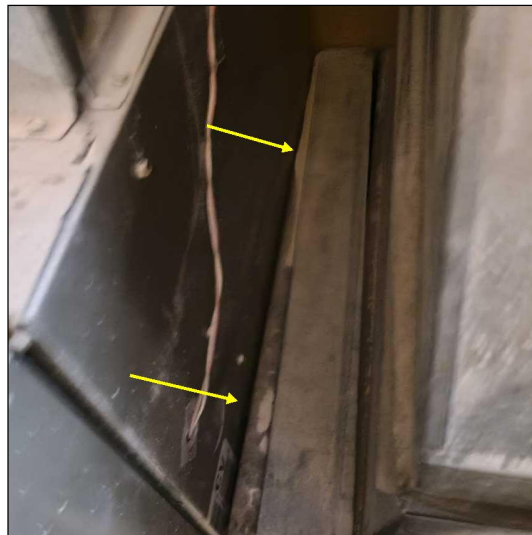
Basement bathroom register.

6. Filters

Location: Located inside heater cabinet.

Observations:

• **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Furnace filter slot

7. Thermostats

Observations:

- Digital - programmable type.
- Functional at the time of inspection.



Water Heater

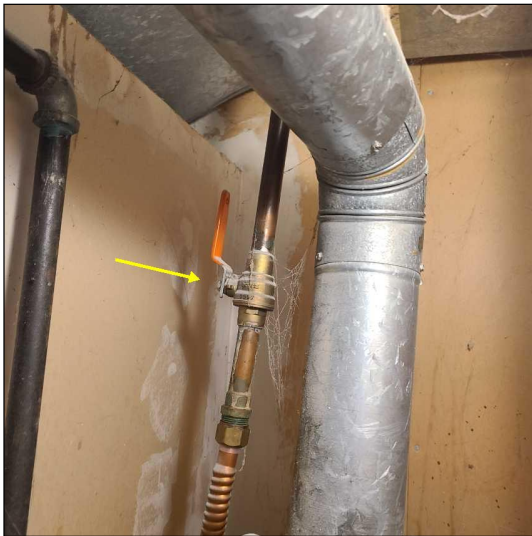
1. Water Heater Condition

Heater Type: Gas

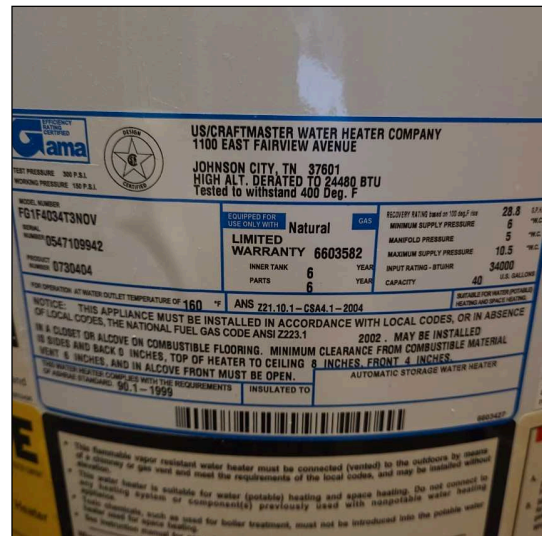
Location: The heater is located in the basement.

Observations:

- Water heater is past the end of its typical service life. Highly recommend replacement.
- IMPROVE: A 40 gallon water heater is somewhat small for a home of this size. Recommend installing a larger tank or tankless system when a new water heater is needed.
- Water Source: Public
- **No Smoke or Carbon Monoxide detector in vicinity.**



Hot water heater water shut off.



Hot water heater label

2. TPRV

Observations:

- The Temperature Pressure Relief Valve (**TPRV Valve**) does not terminate within 6" above the floor. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



TPR valve not plumbed.

3. Number Of Gallons

Observations:

- 40 gallons

4. Gas Valve

Observations:

- Appears functional.

5. Plumbing

Materials: Copper

Observations:

- Most of the piping is concealed and cannot be identified.

6. Overflow Condition

Observations:

- The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.



Electrical

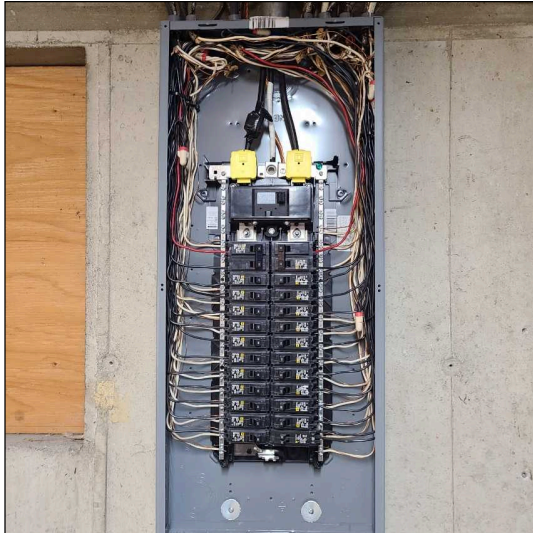
This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

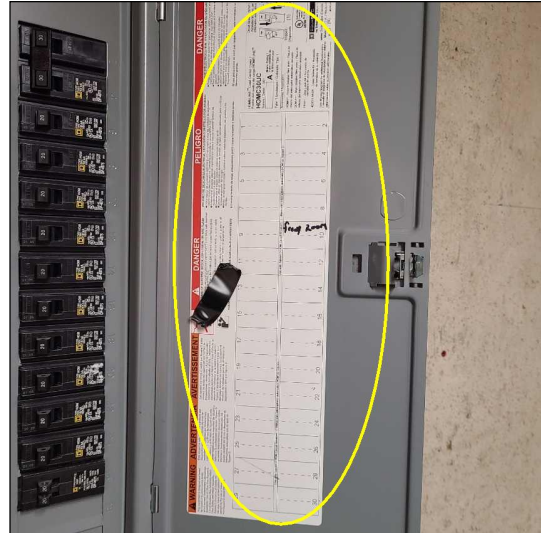
Location: Panel box located in garage.

Observations:

- Panel breakers were not labeled.



Electrical panel



Electrical panel labels.

2. Main Amp Breaker

Observations:

- 200 amp

3. Cable Feeds

Observations:

- There is an underground service lateral noted.



Garage

1. Roof Condition

Materials: Roofing is the same as main structure.

2. Walls

Observations:

- Does Not Appear to be a Rated Fire Wall/Ceiling. Garage Ceiling is exposed beams to home above. Some holes exist to route refrigerator water line and not sealed.

3. Floor Condition

Observations:

- Common cracks noted.

4. Rafters & Ceiling

Observations:

- Hole in the ceiling is a breach in the fire protection.

5. Electrical

Observations:

- It is HIGHLY recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits, in the near future it will be a requirement and is a very safe and sound update.
- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.
- No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.

Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

6. GFCI

Observations:

- Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.

7. Garage Door Condition

Materials: Two - single 7', upgraded insulated steel panel, sectional roll-up doors.

Observations:

- No deficiencies observed.

8. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

9. Garage Opener Status

Observations:

- The garage door opener is functional, safety features are built in.

10. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating.

11. Ventilation

Observations:

- Under eave soffit inlet vents noted.



Roof

1. Roof Condition

Materials: Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.

Materials: Metal standing seam roofing noted.

Observations:

- Semi-flat roof area should be kept clean to avoid leaks, snow loading or ice damming.
- Partially snow covered, not fully inspected.
- Roof vent bent and appears damaged.



Bent roof vent. Unknown origin.

2. Chimney

Observations:

- Metal chimney liner observed. No heat source attached to this chimney.



Chimney has no source within home.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

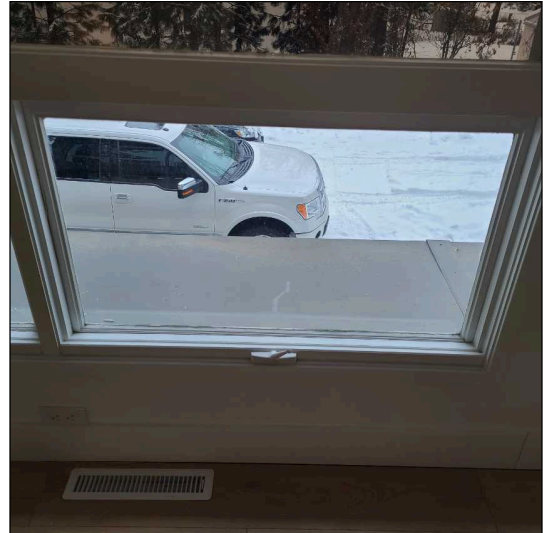
2. Window Condition

Observations:

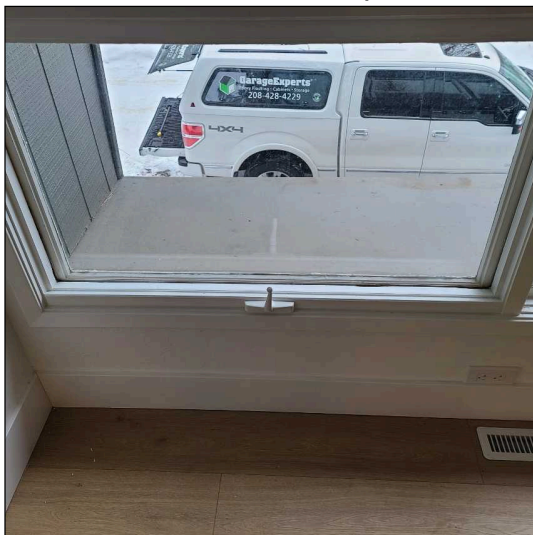
- Some window screens missing. Check with seller to determine if they are on the property.
- Window will not open.
- **Window hardware damaged.**



Window will not open.



Window will not open.



Window will not open.



Window hardware damaged.

3. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- No major system safety or function concerns noted at time of inspection.



Opening in west wall exposing interior drywall to elements.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Ducting

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Concrete sidewalk noted.

Observations:

- Partially snow covered not fully inspected.

2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.

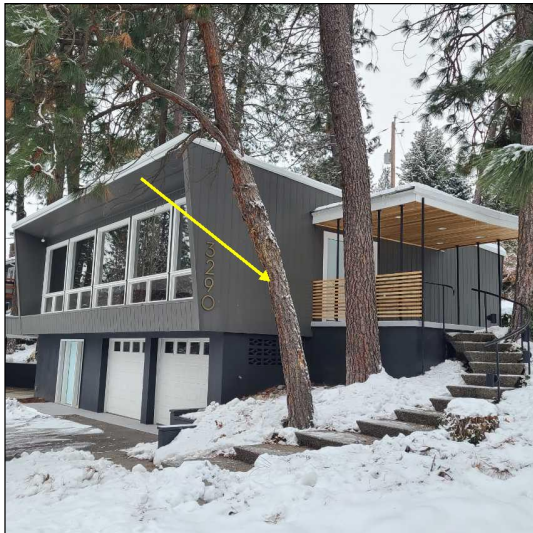
3. Vegetation Observations

Observations:

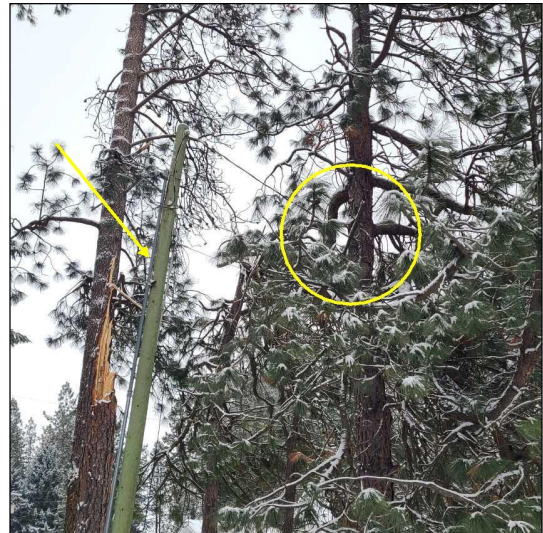
- Trees that grow too close, or overhang property, should be trimmed back. This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis.

- Snow covered; not fully inspected.

- **Trees in proximity to electric lines are a wind and icing hazard. Contact utility company for trimming.**



Leaning tree.



Tree pulling on power line.



Trees in proximity to electric lines are a wind and icing hazard. Contact utility company for trimming.

4. Patio and Porch Deck

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.

5. Stairs & Handrail

Observations:

- There were no railings installed at the lower section of steps. Location: Entry steps to front door



Front steps railing not to end of steps.

6. Grounds Electrical

Observations:

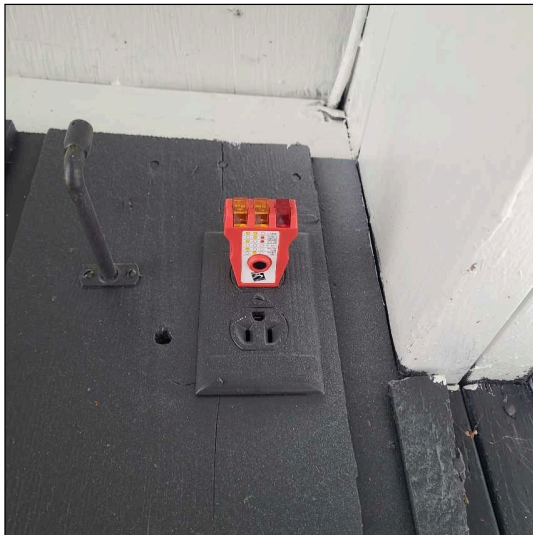
- Service pole for electric is bent, presumably from contact with tree, and cable is abrading against tree trunk.



Leaning electric pole.



Power lines in contact with tree



No power to outside outlet.



Neutral fault on outlet outside west wall

7. Main Gas Valve Condition

Materials: North side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



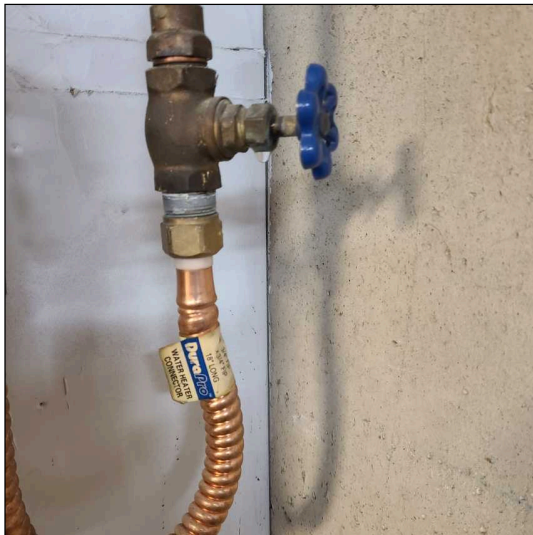
Natural gas meter at rear of home

8. Plumbing

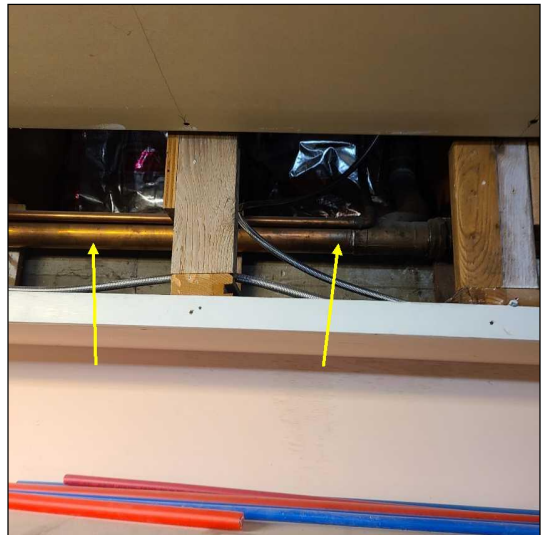
Materials: Copper piping noted.

Observations:

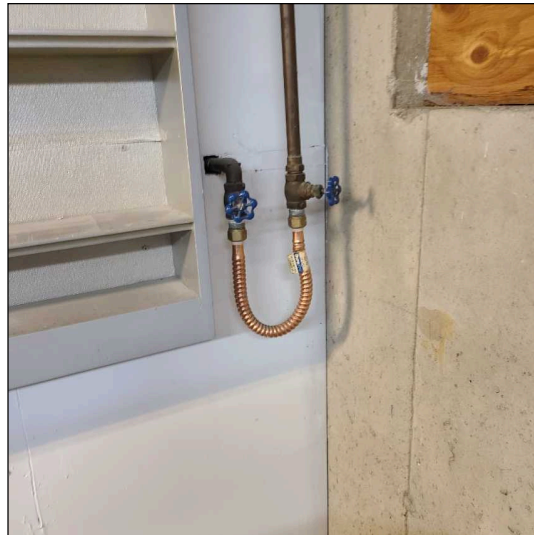
- Water leaking from water shut off in garage at time of inspection. Recommend licensed plumber evaluate and repair.



Water line in garage leaking



Copper pipes



Water shut off

9. Sprinklers

Observations:

- Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use.



Basement/Crawlspace

1. Walls

Materials: Fully finished basement.

2. Insulation

Observations:

- Full view of foundation insulation was not available due to lack of access.

3. Windows

Materials: Stationary(fixed) window noted.

Observations:

- Basement bedroom egress (emergency escape) window appears to improper does not allow sufficient opening for exit in the event of an emergency. Current building standards require all sleeping areas to have two means of exit. Windows must be at least 24" high and at least 20" wide with a net area of at least 5.7 sq. ft. with the window sill no higher than 44" from the floor. The window well must have a min. of 3' deep and no less than 9 sq.ft in volume. Recommend upgrading to enhance safety to occupants.

4. Basement Electric

Observations:

- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

- Open ground- receptacle in basement

- No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.

Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

5. GFCI

Observations:

- There is no GFCI protection at the garage. These areas are now required to have GFCI protection. Recommend a licensed electrician evaluate installing GFCI'S.

Photos



Front porch and door.



Northeast corner of home.



Northwest corner of home.



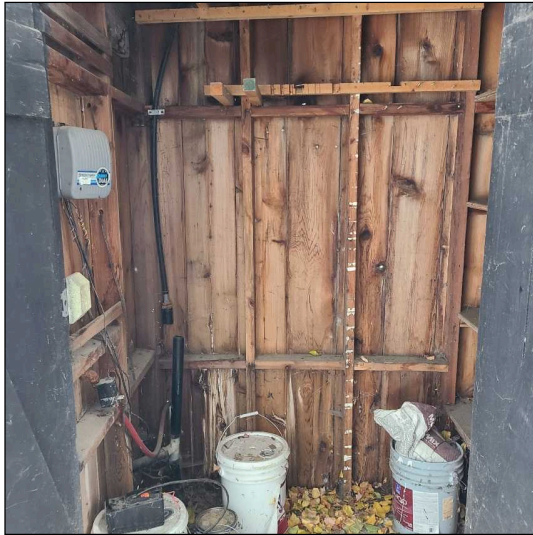
West side of home.



Covered patio.



South side of home.



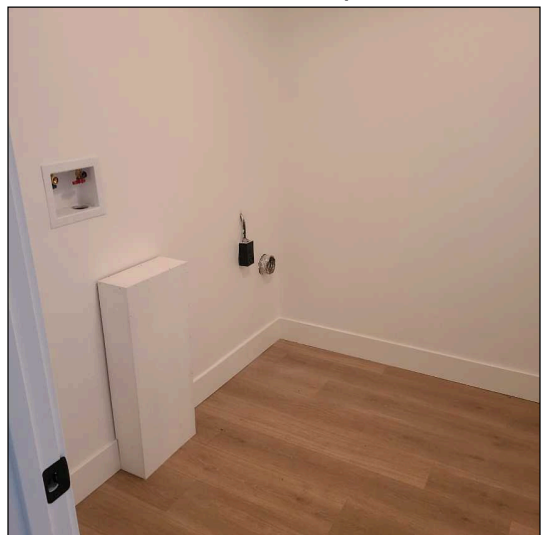
Inside Shed



Outside fire pit



Living area windows



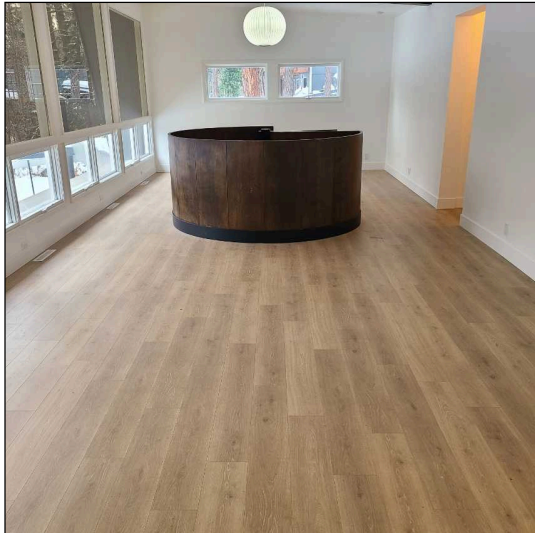
Laundry room



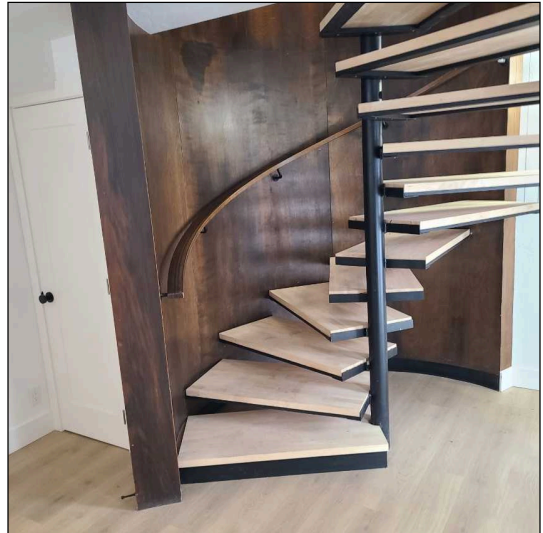
Basement bedroom



Basement living room



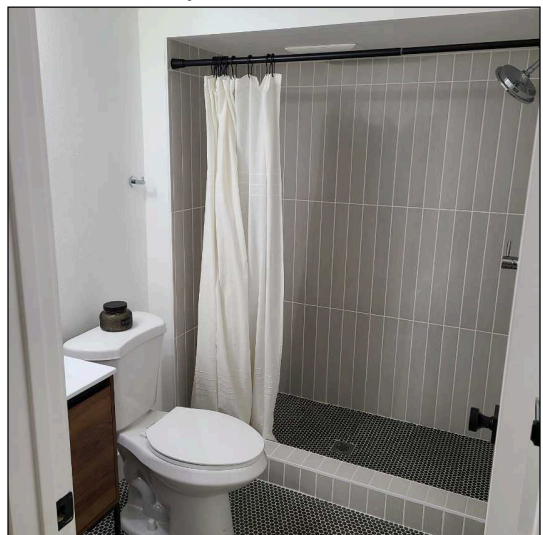
Main Living area



Spiral staircase



Master bedroom



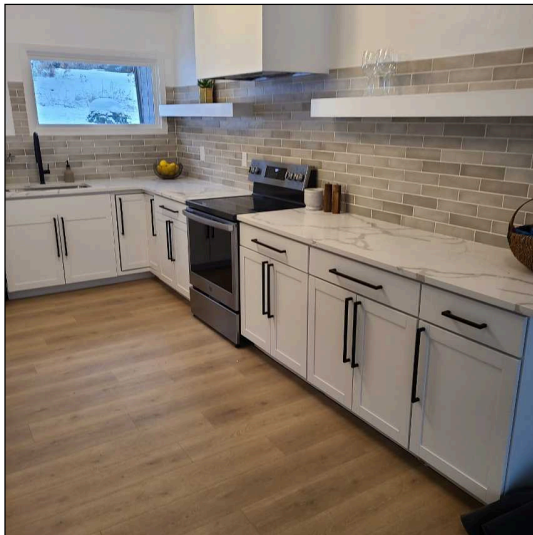
Basement bathroom



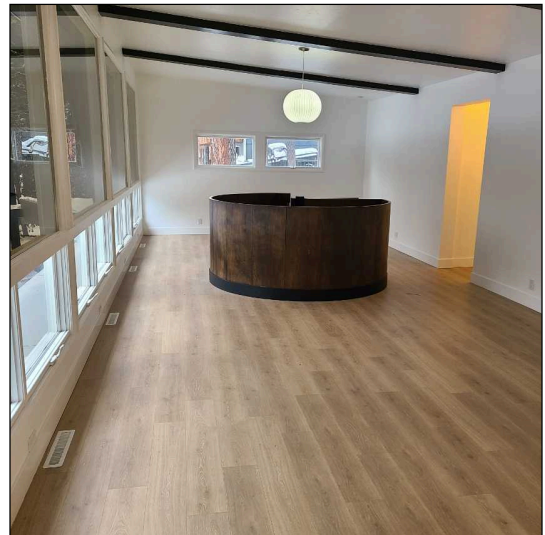
Hall bathroom



Master bathroom



Kitchen



Main Living area

Residential Earthquake Hazards Report

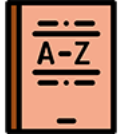
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the house anchored or bolted to the foundation?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. If the house has cripple walls:
				a. Are the exterior cripple walls braced?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. If the house is built on a hillside:
				a. Are the exterior tall foundation walls braced?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
Yes	No	Don't Know		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
Yes	No	Don't Know		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date



Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!