

Home Inspection Report



xxxx NE Sample St. , Sammamish, WA 98074

Inspection Date:

Sunday March 29, 2015

Prepared For:

Sample Sample

Prepared By:

Home Guide Inspections LLC
704 228th Ave NE Suite 261
Sammamish, WA 98074
425-238-8114
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Report Number:

2015 - Sample

Inspector:

Chad Poppino

Receipt/Invoice

Home Guide Inspections LLC
704 228th Ave NE Suite 261
Sammamish, WA 98074

Date: Mar 29, 2015

Inspection Number: 2015 - Sample

Inspected By: Chad Poppino

Client: Sample Sample

Inspection	Fee
Home Inspection	\$0.00

Total	\$0.00
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Report Summary

Items Not Operating

Sump pump
Exterior / interior outlet

Major Concerns

Potential Safety Hazards

Anti tipping device for oven/stove
Attic : exposed wires

Deferred Cost Items

Water heater

Improvement Items

Recommend caulking around windows, doors, corners, utility penetrations , shower / tub areas
Downspout extensions
Leveling A/C unit
Cabinet hardware

Items To Monitor

Southeast foundation

Report Overview

House in Perspective

Well Built/Maintained

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

South

State of Occupancy

Occupied Fully furnished

Weather Conditions

Cloudy Rain

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

76 years

Grounds

Service Walks

Material Flagstone Gravel

Condition Satisfactory

Driveway/Parking

Material Asphalt Gravel/Dirt

Condition Satisfactory

Porch

Condition Satisfactory

Support Pier Wood

Floor Satisfactory

Stoops/Steps

Material Wood

Condition Satisfactory

Patio

Material Concrete Blocks

Condition Satisfactory Trip hazard

Comments Patio has settled in areas making an uneven surface/ trip hazard. Recommend repair

Photos



patio settling, trip hazard

Deck/Balcony

Material Wood

Condition Satisfactory

Finish Treated Painted/Stained

Deck/Patio/Porch Covers

Condition Satisfactory

Recommend None

Fence/Wall

Type Wood

Condition Satisfactory

Grounds

Fence/Wall cont.

Gate Satisfactory Operable: Yes No

Comments Gate latch difficult to operate(see picture). Recommend repair

Photos



gate latch difficult to operate

Landscaping affecting foundation

Negative Grade East South Wood in contact with/improper clearance to soil

Photos



Recommend 4"-6" of clearance between siding & soil



Recommend 4"-6" of clearance between siding & soil

Retaining wall

None

Hose bibs

Condition Satisfactory

Operable Yes

Roof

General

Visibility Partial Roof pitch
Roof inspection was limited due to steep pitch.

Inspected From Roof Ground With Binoculars

Style of Roof

Type Gable

Pitch Medium Steep

Roof #1 Type: Asphalt
Layers: 1+
Age: 5-10+ years
Location: Cover main home

Roof #2 Type: Asphalt
Layers: 1+
Age: 5-10+ years
Location: Cover garage

Roof #3 None

Ventilation System

Type Soffit Roof

Flashing

Material Galv/Alum

Condition Satisfactory

Valleys

Material Galv/Alum

Condition Satisfactory

Condition of Roof Coverings

Roof #1 Satisfactory

Roof #2 Satisfactory

Roof #3 N/A

Skylights

N/A

Plumbing Vents

Condition Satisfactory

Exterior

Chimney(s)

None

Gutters/Scuppers/Eavestrough

Condition Satisfactory

Material Galvanized/Aluminum

Leaking No apparent leaks

Attachment Satisfactory

Extension needed North

Comments Gutters were in overall adequate condition.
Extension recommend at Northwest downspout on garage (see pic) Recommend repair

Photos



Recommend downspout extensions

Siding

Material Fiberboard Fiber-cement Wood Typical cracks

Condition Satisfactory

Comments Siding appeared to be all intact and in overall satisfactory condition.
Normal caulking maintenance recommended

Photos



Recommend sealing all utility holes

Exterior

Trim

Material Wood Recommend repair/painting

Condition Satisfactory

Comments Trim was in need of normal painting / caulking maintenance.

Soffit

Material Wood

Condition Satisfactory

Comments Any gaps should be sealed or wire mesh installed to prevent birds or bugs accessing home.(see picture)
Recommend repair

Photos



Recommend sealing gaps/ holes

Fascia

Material Wood

Condition Satisfactory

Flashing

Material Aluminum/Steel

Condition Satisfactory

Caulking

Condition Satisfactory

Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments Recommend caulking around windows, doors, corners, utility penetrations.

Photos

Exterior



Repair/ replace caulking as needed.

Windows/Screens

Condition Satisfactory

Material Vinyl

Screens Satisfactory

Comments Window chip present at North end living room wall, next to garage(see picture). Recommend repair

Photos



cracked / chipped window

Storms Windows

None

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete

Condition Satisfactory

Concrete Slab Not Visible

Comments Non typical wood skirting installed around existing home. Recommend maintaining drain rock & monitor

Service Entry

Location Overhead

Condition Satisfactory

Exterior receptacles Yes Operable: Yes No Condition: Satisfactory Marginal Poor

GFCI present Yes Operable: Yes No

Comments

Exterior

Service Entry cont.

Comments cont. Exterior electrical outlet located at front door was not operable. Recommend repair by licensed electrician.
Other exterior outlets functioned properly

Building(s) Exterior Wall Construction

Type Not Visible
Condition Not Visible

Exterior Doors

Main Entrance Weatherstripping: Satisfactory Marginal Poor Missing Replace
Door condition: Satisfactory Marginal Poor

Patio Weatherstripping: Satisfactory Marginal Poor Missing Replace
Door condition: Satisfactory Marginal Poor

Rear door Weatherstripping: Satisfactory Marginal Poor Missing Replace
Door condition: Satisfactory Marginal Poor

Other door N/A

Comments Sliding glass door lock does not latch properly. Recommend repair
Patio door appears to be installed with hinges on the exterior side. Recommend repair /replace

Photos



Patio door installed with hinges on exterior

Exterior A/C - Heat pump #1

Unit #1 Location: Exterior Westside of home
Brand: Trane
Model #: 4TTR4024B1000AA
Serial #: 9024J703F
Approximate Age: 7 + years

Condition Satisfactory

Energy source Electric

Unit type Air cooled

Outside Disconnect Yes Maximum fuse/breaker rating (amps): 20 Fuses/Breakers installed (amps): 20

Exterior

Exterior A/C - Heat pump #1 cont.

Level No Recommend re-level unit

Condenser Fins Satisfactory

Insulation Yes

Improper Clearance (air flow) Yes

Photos



Recommend leveling A/C unit

Exterior A/C - Heat pump #2

Unit #2 N/A

Garage/Carport

Type

Type Attached 2-Car

Automatic Opener

Operation Operable

Safety Reverse

Operation Operable

Roofing

Material Same as house

Gutters/Eavestrough

Condition Satisfactory Same as house

Siding

Material Same as house Wood Fiberboard

Condition Satisfactory

Trim

Material Same as house Wood

Condition Satisfactory

Floor

Material Concrete

Condition Satisfactory Typical cracks

Source of Ignition within 18" of the floor No

Comments Inspection limited due to personal storage.

Sill Plates

Not Visible

Overhead Door(s)

Material Fiberglass

Condition Satisfactory

Recommend Priming/Painting Inside & Edges No

Exterior Service Door

None

Electrical Receptacles

Yes Operable: Yes No

Reverse polarity No

Open ground No

GFCI Present Yes Operable: Yes No

Fire Separation Walls & Ceiling

Present

Condition Satisfactory

Moisture Stains Present No

Garage/Carport

Fire Separation Walls & Ceiling cont.

Typical Cracks No

Fire door Not verifiable

Self closure Satisfactory

Kitchen

Countertops

Condition Satisfactory

Cabinets

Condition Satisfactory Recommend repair/adjustment

Comments Cabinet door(s) loose. Recommend repair

Photos



loose hinge

Plumbing

Faucet Leaks No

Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

Walls & Ceiling

Condition Satisfactory

Heating/Cooling Source

Yes

Floor

Condition Satisfactory

Appliances

Disposal Operable: Yes No

Oven Operable: Yes No

Range Operable: Yes No

Dishwasher Operable: Yes No

Trash Compactor N/A

Exhaust fan Operable: Yes No

Refrigerator Operable: Yes No

Microwave Operable: Yes No

Other N/A

Kitchen

Appliances cont.

Dishwasher airgap No

Dishwasher drain line looped Yes

Receptacles present Yes Operable: Yes No

GFCI Yes Operable: Yes No Recommend GFCI Receptacles: Yes No

Open ground/Reverse polarity: No

Comments **Anti tip device not present on stove/ oven. Safety hazard, recommend repair**

Laundry Room

Laundry

Laundry sink N/A

Faucet leaks No

Pipes leak Not Visible

Cross connections No

Heat source present Yes

Room vented No

Dryer vented Not vented to exterior Recommend repair

Electrical Open ground/reverse polarity: Yes No

GFCI present No

Washer hook-up lines/valves Satisfactory

Gas shut-off valve N/A

Comments Dryer vent not present. Recommend installing vent to exterior when installing dryer.

Bathroom (1)

Bath

Location 1st floor guest

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No

Whirlpool No

Shower/Tub area Ceramic/Plastic Condition: Satisfactory Marginal Poor Rooted floors
 Caulk/Grouting needed: Yes No
 Where: Cracked grout / caulk present around tub / tile & sink. Recommend repair prior to use.

Drainage Satisfactory

Water flow Satisfactory

Moisture stains present No

Doors Satisfactory

Window Satisfactory

Receptacles present Yes Operable: Yes No

GFCI Yes Operable: Yes No

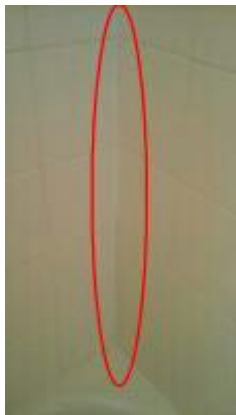
Open ground/Reverse polarity No

Heat source present Yes

Exhaust fan Yes Operable: Yes No Noisy

Comments Faucet is leaking at handle when on - recommend repair and/or replacement
 Recommend recaulking/regrouting in shower/tub area

Photos



Recommend recaulking /
regrouting shower

Bathroom (2)

Bath

Location 1st floor master

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No

Whirlpool Yes Operable: Yes No No access door

Shower/Tub area Ceramic/Plastic Condition: Satisfactory Marginal Poor Rooted floors
 Caulk/Grouting needed: Yes No
 Where: Caulking & grouting needed in shower area.

Drainage Satisfactory

Water flow Satisfactory

Moisture stains present No

Doors Satisfactory

Window Satisfactory

Receptacles present Yes Operable: Yes No

GFCI Yes Operable: Yes No

Open ground/Reverse polarity No

Heat source present Yes

Exhaust fan Yes Operable: Yes No

Comments Dimmer function on light switch was not operating. Recommend repair/replace.
 Light switch did not function. Recommend replacing light bulb. If still not functional recommend switch repair/replace.
 Cabinet door hinge loose. Recommend repair.

Photos



Recommend recaulking / regrouting shower



Recommend recaulking / regrouting shower



chip present on shower pan

Bathroom (2)



loose hinge

Room (1)

Room

Location 1st floor Master

Type Bedroom

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Comments Dimmer function on light switch was not operating. Recommend repair/replace.

Room (2)

Room

Location 1st floor North(next to garage)

Type Living room

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Room (3)

Room

Location 2nd floor North

Type Bedroom

Walls & Ceiling Satisfactory Typical cracks

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Room (4)

Room

Location 2nd floor South

Type Bedroom

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Interior

Fireplace

None

Stairs/Steps/Balconies

Condition Satisfactory

Handrail Satisfactory

Risers/Treads Satisfactory

Smoke/Carbon Monoxide detectors

Smoke Detector Present Operable: Yes No Not tested Recommend additional

CO Detector Present Operable: Yes No Not tested Recommend additional

Comments Recommend installing smoke & carbon monoxide detectors in each living space. Recommend changing the batteries every 6 months.

Attic/Structure/Framing/Insulation

Access Scuttlehole/Hatch

Inspected from In the attic

Location Bedroom Closet

Access limited by Only 1 access location identified/ inspected & was accessible to 1/3 of the total attic space.

Flooring Partial

Insulation Batts Foam Depth: N/A Displaced

Installed in Rafters/Trusses Walls

Vapor barriers Not Visible

Ventilation Ventilation appears adequate

Fans exhausted to Not Visible

HVAC Duct N/A

Chimney chase N/A

Structural problems observed No

Roof structure Rafters Wood

Ceiling joists Not Visible

Sheathing Plywood

Evidence of condensation No

Evidence of moisture No

Evidence of leaking No

Firewall between units N/A

Electrical No apparent defects

Comments Exposed wires should be capped or covered. Safety hazard, recommend repair by licensed electrician.

Photos

Interior



exposed wires, recommend repair

Crawl Space

Crawl space

Type Combination basement/crawl space/slab

Conditioned (heated/cooled) No

Comments Recommend sealing or installing wire mesh at gaps in plywood skirts around home(see photos). Rodent traps present with 2 captured. Recommend pest inspection.

Photos



Gap in plywood skirting around base of home.

Access

Location Interior hatch/door

Inspected from In the crawl space

Foundation walls

Condition Satisfactory Monitor Cracks

Material Concrete block Poured concrete

Comments Concrete block foundation at Southeast corner appears to have some structural movement. Large cedar tree roots may be affecting the foundation in this corner. Recommend sealing & monitor(see photo). Plywood skirting in contact with soil & appears to have some moisture staining. Recommend clearing soil away from wood & repair / replace as needed.

Photos



wood to soil contact



wood to soil contact



Southeast corner foundation

Crawl Space

Floor

Material Concrete Dirt
Condition Typical cracks Vapor barrier present

Seismic bolts

Condition Appear satisfactory

Drainage

Sump pump Yes Operable: Yes No

Standing water Yes

Evidence of moisture damage No

Comments Sump pump was not operable at the time of the inspection. The outlet the sump pump was plugged into did not have power. Recommend repair by licensed electrician

Ventilation

Location Wall vents

Girders/Beams/Columns

Material Wood

Condition Satisfactory

Joists

Material Wood

Condition Satisfactory

Subfloor

Not Visible

Insulation

Type Fiberglass

Location Walls Between floor joists

Comments Insulation missing or displaced in some areas. Recommend repair

Photos



missing / displaced insulation

Vapor barrier

Present Yes

Material Plastic

Crawl Space

Vapor barrier cont.

Condition Satisfactory

Plumbing

Water service

Main shut-off location Crawlspace approximately located at the Southwest corner.

Water entry piping Copper/Galv. PEX Plastic

Lead other than solder joints Unknown

Visible water distribution piping Copper PEX Plastic

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Cross connection: Yes No Safety Hazard Satisfactory

Drain/Waste/Vent pipe PVC ABS

Condition Satisfactory

Support/Insulation Type: Metal strapping Plastic strapping

Traps proper P-Type Yes

Drainage Satisfactory

Interior fuel storage system N/A

Fuel line Black iron CSST

Condition Satisfactory

Main fuel shut-off location

Location Exterior Westside of home

Well pump

N/A

Sanitary/Grinder pump

N/A

Water heater #1

General Brand Name: Unknown
Serial #: N/A
Capacity: 40 - 50 gal.
Approx. age: Unknown

Type Gas

Combustion air venting present Yes

Seismic restraints needed No

Relief valve Yes Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe Satisfactory

Condition Satisfactory

Comments Inspection was limited due to insulation wrap around water heater.

Photos

Plumbing



Water heater #2

N/A

Water softener

None

Heating System

Heating system

- Unit #1** Brand name: Bryant
 Approx. age: 7 years +
 Model #: 310JAV024045ADJA Serial #: 310JAV024045 Satisfactory
 Recommended HVAC technician examine
- Unit #2** None
- Energy source** Gas
- Warm air system** Direct drive Central system
- Heat exchanger** Visual w/mirror Rusted Carbon/soot buildup
- Carbon monoxide** Not tested
- CO test** Tester: N/A
- Combustion air venting present** Yes
- Controls** Disconnect: Yes No Normal operating and safety controls observed
 Gas shut off valve: Yes No
- Distribution** Metal duct
- Flue piping** Satisfactory
- Filter** Standard Satisfactory Needs cleaning/replacement
- When turned on by thermostat** Fired Proper operation: Yes No Not tested
- Heat pump** N/A
- Sub-slab ducts** N/A
- System not operated due to** N/A
- Comments** Heat exchanger had some rusting and corrosion but showed no major defects; flames appeared normal.
 Recommend a qualified HVAC technician examine / service.
 Intake air filter is
 dirty & should be changed every other month or as needed.

Photos



dirty filter

Boiler system

N/A

Other systems

N/A

Electric/Cooling System

Main panel

Location Exterior Westside of home

Condition Satisfactory

Adequate Clearance to Panel Yes

Amperage/Voltage 120v/240v

Breakers/Fuses Breakers

Appears grounded Yes

GFCI breaker No

AFCI breaker Yes Operable: Yes No Not Tested

Main wire Aluminum Condition: Satisfactory Marginal Poor

Branch wire Copper Aluminum

Branch wire condition Satisfactory Romex

Comments Service appears to be rated at 120/240v - 125amps

Sub panel(s)

Location(s) Location 1: Exterior Westside of home

Location 2: N/A

Location 3: N/A

Evaluation Reason: N/A

Branch wire Aluminum Neutral/ground separated: Yes No Neutral isolated: Yes No

Condition Satisfactory

Evaporator Coil Section Unit #1

N/A

Evaporator Coil Section Unit #2

N/A

Living Room

Living Room

Location 1st floor South (front entry)

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Doors None

Windows Satisfactory

Comments Electrical outlet tested was not operable. Recommend repair by licensed electrician(see photo).

Photos



Outlet not operable

Dining Room

Dining Room

Location 1st floor central(next to kitchen)

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Doors None

Windows None