

**Precise Home Inspection Services, LLC**

***Residential Home  
INSPECTION REPORT  
For***

***Dave & Carol Whitney  
13515 81st Ave. NE. Arlington, WA. 98223***



***Prepared By***



***Precise Home Inspection Services, LLC***

Date: September 10, 2011

**Precise Home Inspection Service**



Name: **Bryan Sayler**  
Address: **13515 81st Ave. NE.**  
City, State, Zip: **Arlington, WA. 98223**

Dear: Home Buyer,

At your request, an inspection was performed at: 13515 81st Ave. NE. Arlington, WA. 98223. Precise Home Inspection Services is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home, including: foundation, structure, roof, electric, plumbing, HVAC systems. As with all Precise Home Inspections, yours was performed by a certified inspector under the strict guidelines of ISHI and ASHI. Refer to attached ASHI Standards of Practice, or visit the ASHI web site [www.ashi.org](http://www.ashi.org) for more info.

Before you review the report, please understand that there are limitations to such an inspection. The report does not reflect the results of an exhaustive technical evaluation, but rather a visual inspection. The distinction between the two is important. A technical evaluation requires exhaustive testing and analysis of a house's parts, taking more time and costing significantly more money. Our inspection does not consider components in the home that are not visible.

Also understand that, even with an exhaustive inspection, there still may be defects in the home that are not revealed during the inspection. A visual inspection provides you with a solid, overall picture of the home, its problems, positive attributes, and areas where we recommended immediate attention. But with anything as complex as a home (a home has roughly 500 separate components), unexpected repairs are the norm, not the exception.

Please carefully review your copy of the **Pre-Inspection Agreement**. It explains in detail the scope of the inspection and the limit of our liability in performing this inspection. The Inspector Standards of the International Society of Home Inspectors prohibits us from making any repairs or referring contractors. Precise Home Inspection serves as an independent third-party in home-purchasing transactions and is not directly associated with any of the parties in this transaction.

The information provided in this report is solely for your uses. Precise Home Inspections will not release a copy of this report without your written consent.

Thank you for selecting Precise Home Inspection. The growth of our business depends on customers like you telling your friends and family about your positive experience with us. Take your time reviewing all comments in the report and keep it with your permanent records. It will be a valuable source of information in the future. Of course, if you have any question about the report or the property in question, don't hesitate to call at (206) 683-3775.

Sincerely,

*Tim M Peterson*

Precise Home Inspection Service  
24024 150<sup>th</sup> ST. SE Monroe, WA, 980272  
Phone: (206) 683-3775  
Email: [tim@PreciseHomeInspection.com](mailto:tim@PreciseHomeInspection.com)

This Inspection Summary is for the exclusive use of: **Dave & Carol Whitney**

On September 10, 2011, Precise Home Inspection Service, LLC made a visual inspection of the accessible portions of the property located at: 13515 81st Ave. NE. Arlington, WA. 98223.

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**Inspection Report:**

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# **PRECISE** HOME INSPECTION SERVICE, LLC



24024 150<sup>TH</sup> STREET SE, MONROE, WA. 98272, PHONE (206) 683-3775 www.precisehomeinspection.com

Name: Dave & Carol Whitney  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone # \_\_\_\_\_ MLS# \_\_\_\_\_

**Property Location**  
13515 81st Ave. NE.  
Arlington, WA. 98223

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this Report and incorporated herein. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this Report, written or printed, which you do not understand.

Date of Inspection 09/10/11 Time 9:00AM Weather Conditions SUNNY Outside Temperature 69°

## **PRE-INSPECTION AGREEMENT** (PLEASE READ CAREFULLY)

Precise Home Inspection Service, LLC agrees to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the condition of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. The written report will include the following only:

- structural condition and basement
- electrical, plumbing, hot water heater, heating and air conditioning
- general interior, including ceilings, walls, floors, windows, insulation and ventilation
- quality, condition and life expectancy of major systems
- general exterior, including roof, gutter, chimney, drainage, grading
- kitchen and appliances

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and report on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, molds and mildews.

The parties agree that Precise Home Inspection Service, LLC and its agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported defect of deficiency, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDLING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. PRECISE HOME INSPECTION SERVICE IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should Precise Home Inspection Service, LLC and/or its agents or employees be found liable for any loss or damage resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of Precise Home Inspection Service, LLC and/or its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the Inspection and Report.

	7.25.2011		
Company Representative	Date	Customer	Date

Inspection Fee: \$645.00 Paid by:  Check  Cash Re-inspection fee if needed: \$ 225.00

R.E. Agent: Paid at Time of Inspection.



## SUMMARY OF RESIDENTIAL HOME INSPECTION

This Inspection Summary is for the exclusive use of: **Dave & Carol Whitney**

On September 10, 2011, Precise Home Inspection Service, LLC made a visual inspection of the accessible portions of the home located at: 13515 81st Ave. NE. Arlington, WA. 98223.



### Defects and deficiencies found on the date this inspection was made:

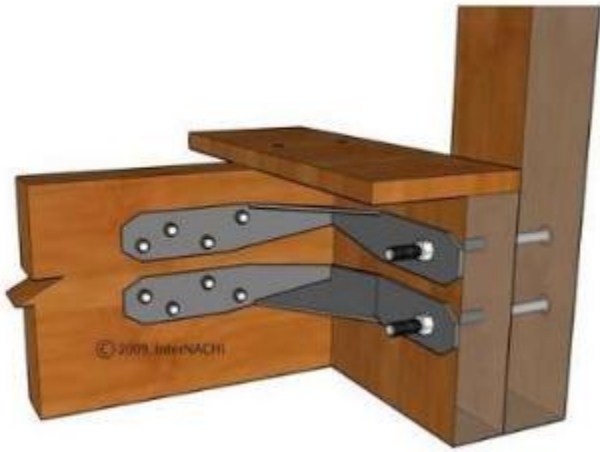
#### STRUCTURE/PEST:

1. A visual pest inspection was conducted in compliance with Washington State WDO inspection requirements. No wood destroying organisms (ants termites, anobiids, fungus etc.) were found when this inspection was made.
2. Rodent activity was observed in the crawl space and attic space. Rodent fecal pellets observed in the attic floor and crawl space floor was observed at the time of this inspection. Recommend contacting a qualified and licensed pest control contractor to establish trapping and prevention plan to eliminate pests and all sources of access.

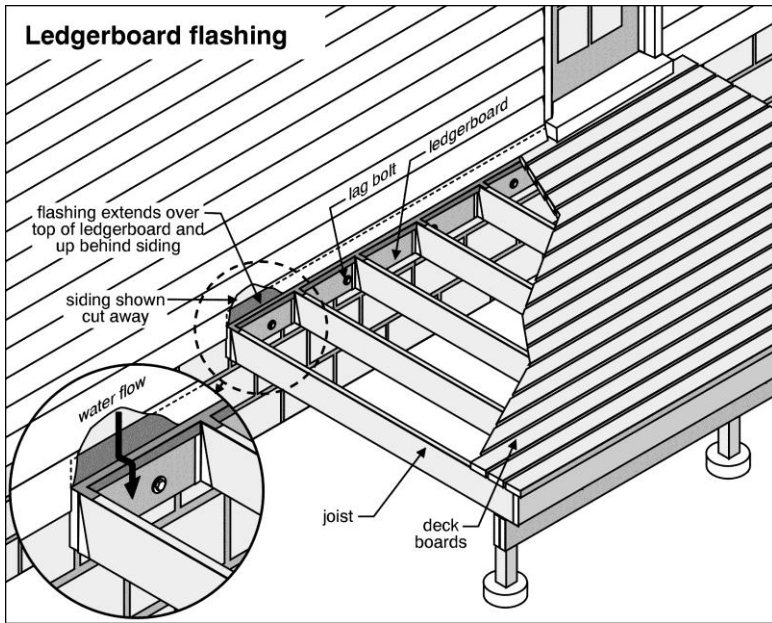
#### EXTERIOR:

1. The construction of the exterior garage wood deck and access stair way structure does not meet or comply with industry standards. The stair structure does have adequate vertical support along with improper stair tread design. This is a safety hazard and should be corrected immediately. Contact a qualified contractor to make all modifications and repairs as needed to meet safe building standards.

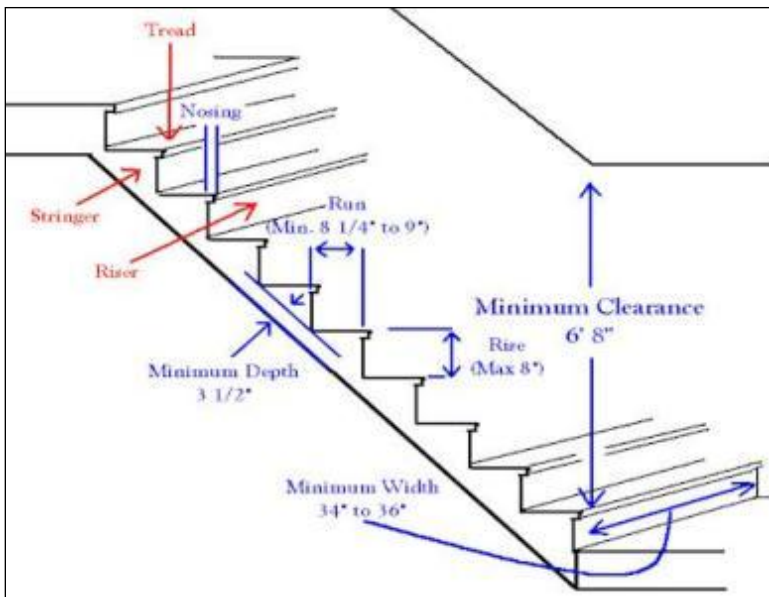




Install post & joist anchors.



Install ledger to secure deck to wall with anchor bolts and joist hangers at proper spacing.

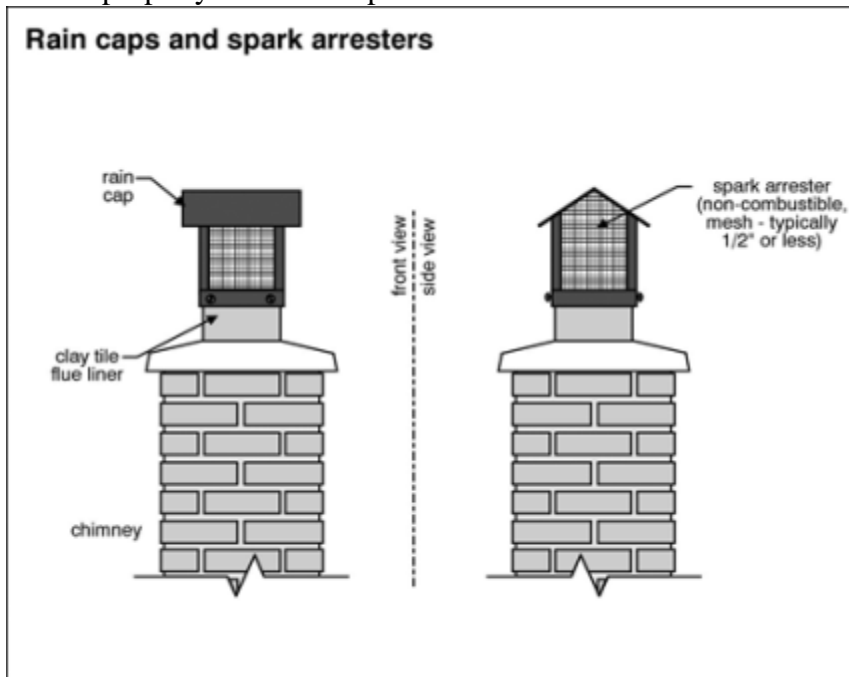


Construction to stair stringer structure must meet safety and building code standards.

2. The east exterior garage entry wood porch decking and stair tread boards are covered with algae, making the deck surface very slick and could be a safety hazard. The wood deck materials show early signs of decay and weathering. Recommend all splintered, and or damaged decking boards be repaired or replaced. The deck should be treated with a quality weather proofing sealant or stain.
3. The east living room insulated window seals have failed. The NW garage window lens is broken. Recommend replacement or all damaged windows as needed.



4. The exterior brick chimney flue vent is not covered with a weather cap. Recommend a weather cap be properly installed to prevent rainwater and debris from entering the chimney stack.



5. There are cracks in the concrete chimney crown. Recommend that the cracks be caulked and the concrete crown weather sealed with an exterior concrete paint to prohibit damage caused by the seepage of moisture in to the infrastructure of the chimney. There is excessive moss on the crown and exterior of the chimney. Recommend the moss be removed and the crown be sealed with an exterior weatherproof sealant.

## **GROUNDS:**

1. The grounds are well drained with no signs of standing water or erosion of top soils noted at the time of this inspection.



2. There are several large depressions along the foundation walls. The grounds and landscaping will require leveling and contouring to prevent erosion and promote proper drainage away from the foundation wall.



## **CRAWL SPACE / BASEMENT:**

1. The presence of rodent pellets indicates that rodents are nesting in the insulation. No current or active use of rodents was observed. Recommend a pest control specialist be contacted to remedy the infestation of rodent. All sources of possible rodent access must be covered and or secured. All damaged insulation should be removed and replaced. Recommend all fecal matter and soiled plastic sheeting (visqueen moisture barrier) be removed and replaced with clean black 6mil. Plastic visqueen. The preferred material for use as a vapor barrier is 6 mil black polyethylene, often referred to as visqueen.



2. Portions of the soil in the crawl space are not covered by vapor barrier (plastic sheeting). A vapor barrier helps reduce moisture levels in the crawl space. Exposed damp soil creates conditions conducive to various wood destroying organisms. The redistribution or installation of additional vapor barrier material to cover the exposed soil in the crawl space is recommended. The preferred material for use as a vapor barrier is 6 mil black polyethylene, often referred to as visqueen.



3. The crawl space access portal covers are not flat fitting and not weather proofed. Recommend the installation of a new crawl space access cover that slopes slightly (2%) away from the house and fits securely to prevent entry from pets or rodents, and wind driven rain from entering the crawl space. The cover should have a fastening device (no locks). The cover must slope away from the structure and have a moisture proof cover



## **ROOFING:**

1. Many of the cedar shakes are either missing, deteriorated, and/or broken. This roof is near the end of its useful life. The roofing should be removed and replaced with suitable roofing materials. Contact a licensed roofing contractor to determine options and cost to repair/replace the roof. Recommend additional roof vents be installed when the new roof is installed.



2. Gutter downspout extensions/splash blocks need to be installed to direct the water run-off from the roof away from support footings.

3. The garage roof and rain gutters are full of moss, tree needle and leaf debris. The gutters need to be cleaned of all debris to allow the gutter system to function properly. The gutter runs will need to be cleaned and kept clean to prevent debris clogging the scuppers causing water and ice damming.



### **ATTIC:**

1. No deficiencies observed at the time of this inspection.

### **HEATING:**

1. The two exterior heat pump units are not operational. The Units are older and should not be considered usable. The older (west) unit, will need to be replaced. The newer (east) unit has potential for repairs. Recommend contacting a qualified HVAC contractor to service all heating and cooling appliances. Anticipate replacement of the Heat Pumps, with repairs to the electric furnaces.



2. There is no current maintenance record for the electric furnace. Due to the age of the electric furnaces, I recommend the heating and cooling system be examined by qualified technician and make repairs if necessary to certify it to be in a safe and good working condition prior the next heating season.



3. The propane gas tank had been removed preventing the inspection of the garage heating system. The electric baseboard and wall inserts where all working at the time of this inspection. Recommend the installation of a double or triple lined heat exhaust pipe to comply with current safety standards.



### **ELECTRICAL:**

1. There are many improper and unsafe electrical installations throughout the house and garage. The following deficiencies should be corrected by a qualified electrician. Recommend a qualified electrical contractor be contacted to correct all defective and improper wiring as needed to bring the electrical system up to current NEC 2000 code requirements.
  - Defective lighting fixtures,
  - Open wall receptacles,
  - Exposed (no cover plates) wiring at wall outlets and switch boxes.
  - Installation of “Magnastrip” main electrical panel. Open circuit breaker blanks.
  - Improper circuit mapping at main circuit panel box.
  - No GFCI outlets installed in kitchen and bathrooms.
2. The “Magnastrip” brand name, of electrical main panel has had problems with corrosion on the aluminum panel bar and welding of the side of the box because the breakers failing to trip. This condition has been the source of documented home fires. Contact a qualified electrical contractor to inspect the complete electrical system and report all deficiencies and make any repairs that may be necessary. Recommend the main electrical panel with all components be replaced and updated to a type approved by the NEC 2000 specifications.



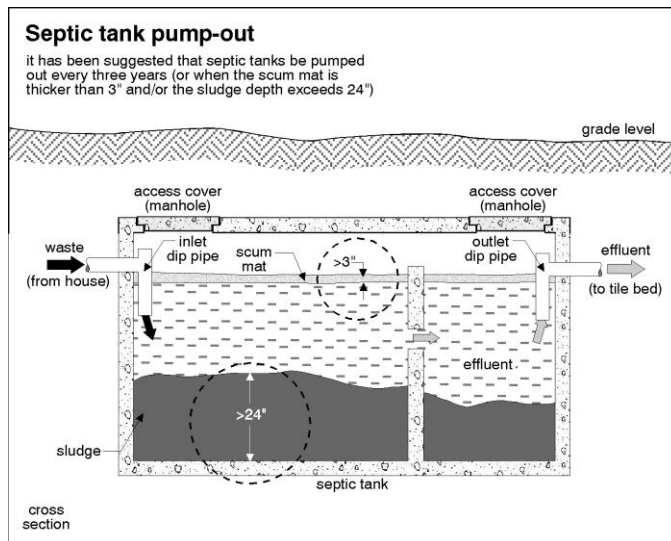
Main house circuit panel located in garage. Note: two panels to service main house electrical



3. Open junction box with no circuit breaker protection installed in Garage living quarters. This situation needs immediate attention and corrective measures made by a qualified electrician ASAP.

### PLUMBING:

1. The sewage and waste management system is privet septic system. Testing and inspection of this system is outside the scope of this inspection. Recommend a qualified well and plumbing contractor be contacted to test all well, pump, and related components and certify the system in good working condition. Recommend a potable water quality analysis be made by a qualified test lab.



2. The potable water system is sourced via private well and pumping system located 25ft to the north of the house. Testing and inspection of this well casing & pumping system is outside the scope of this inspection. Visual inspection of the plumbing and pressurized system components revealed no leaks or rusting or defective components at the time of this inspection. Service history is not known as there were no service records available for review at this time. Recommend a qualified well and plumbing contractor be contacted to test all well, pump, and related components and certify the system in good working condition'
3. The home has two electric water heaters with one gas water heater located in the garage. The hot water appliances were found to be in operational condition. However; the 2 house electric 40gal. water heaters are older (15+ years) far past the designed service life of the appliance. Anticipated replacement in the near future.
  - North water heater (garage)                      South water heater (hallway closet)



Garage water heater



Garage water is newer, 5-6yrs. Installation of gas lines should be guarded.

4. There are no seismic straps on the hot water tanks. Seismic straps are required from the hot water tank to the house. A seismic strap needs to be wrapped around the upper 1/3rd of the tank and the lower 1/3rd of the tank and secured to a framing member(s) of the house. The installation of seismic straps prevent the tank from tipping over in the event of an earthquake.
5. The hot water tank pressure relief valve does not have adequate overflow extension pipe. Recommend the hot water heater PRV extension pipe be extended to a drain or to the exterior of the home.

6. The garage main sewer drain line is installed outside the exterior wall. This is a conventional installation. Recommend the insulation is secured to exposed pipe to reduce exposure to cold temperatures. Relocation to interior wall is recommended.



### **BATHROOMS:**

1. The garage bathroom vinyl flooring has lifted from the floor decking adjacent to the shower stall indicating the presence of moisture between the vinyl and wood floor decking. All rooted wood and materials must be removed and replace with suitable materials. Recommend a qualified contractor be contacted to determine the extent of repairs needed to correct this situation.



2. Anticipate servicing and cleaning of all tile, grouting, and surfaces prior to occupancy.

### **KITCHEN:**

1. The house kitchen microwave overhead exhaust vent is not connected to ceiling duct. Repair duct connection as needed. The kitchen appliances are aged anticipate replacement in the near future.



2. Slight drip leak observed at the house dishwasher service line control valve fitting. Repair fitting connection as needed to stop drip leak.

**INTERIOR:**

1. The home was not occupied, with maintenance and proper home keeping absent. Repair and or replacement of wall and floor coverings will be required to restore suitable aesthetic appearance.

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## ***STRUCTURAL (Pest) Section 1***

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**Type of Building:** Single  Duplex  4-plex  Multi-Unit  Condo/Townhouse  Satisfactory  
 "0" Lot Line PUD  \_\_\_\_\_ **No Remarks**

**Framing:**  Wood Frame  Masonry  Metal  \_\_\_\_\_  Satisfactory  
 Gable Roof  Shed  Hip  Gambrel  Mansard  Flat **No Remarks**

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**Foundation:**  Poured Concrete  Block/Brick  Wood Timbers  Post and Pier  Satisfactory  
 \_\_\_\_\_ **No Remarks**

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**Structure:** Posts/Columns:  Steel  Masonry  Wood  Concrete  None  Not Visible  
Floor Structure: 2x8's on 16inch centers  Satisfactory  
Wall Structure: 2x6's on 16inch centers  Satisfactory  
Roof Structure: 2x4's on 24inch centers  Satisfactory  
**No Remarks**

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**Settlement:**  No Settlement or major structural defects noted / normal condition for age of structure  
 Slight – Not Significant  Satisfactory  
 Moderate – Repairs Needed  
 Substantial Structural Movement – Require further investigation **No Remarks**

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**Pest (WDO):**  Conducive Condition(s)  Earth to Wood Contact  Satisfactory  
 Fungal Rot  Some Signs  Extensive  None observed  
 Wood Boring Insects  Some Signs  Extensive  None observed **See Remarks**

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**Remarks**

**REFER TO SUMMARY REPORT FOR DETAILED DESCRIPTION OF FINDINGS.**

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## ***STRUCTURAL (Pest) Section 1***

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**Type of Building:**    Single  Duplex  4-plex  Multi-Unit  Condo/Townhouse  Satisfactory  
 "0" Lot Line PUD  \_\_\_\_\_ **No Remarks**

**Framing:**     Wood Frame  Masonry  Metal  \_\_\_\_\_  Satisfactory  
 Gable Roof  Shed  Hip  Gambrel  Mansard  Flat **No Remarks**

---

**Foundation:**     Poured Concrete  Block/Brick  Wood Timbers  Post and Pier  Satisfactory  
 \_\_\_\_\_ **No Remarks**

---

**Structure:**    Posts/Columns:  Steel  Masonry  Wood  Concrete  None  Not Visible  Satisfactory  
Floor Structure: 2x8's on 16inch centers  Satisfactory  
Wall Structure: 2x4's on 16inch centers  Satisfactory  
Roof Structure: 2x4's on 24inch centers  Satisfactory  
**No Remarks**

---

**Settlement:**     No Settlement or major structural defects noted / normal condition for age of structure  Satisfactory  
 Slight – Not Significant  Satisfactory  
 Moderate – Repairs Needed  Satisfactory  
 Substantial Structural Movement – Require further investigation **No Remarks**

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**Pest (WDO):**     Conducive Condition(s)  Earth to Wood Contact  Satisfactory  
 Fungal Rot  Some Signs  Extensive  None observed  Satisfactory  
 Wood Boring Insects  Some Signs  Extensive  None observed **See Remarks**

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**Remarks**

**REFER TO SUMMARY REPORT FOR DETAILED DESCRIPTION OF FINDINGS.**

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## ***EXTERIOR Section 2***

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**Exterior Doors:**  Satisfactory  
**No Remarks**

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**Roof Windows And Skylights:**  Moisture stains  Extensive  None observed  Satisfactory  
**No Remarks**  N/A

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**Exterior Wall Covering:** Location: ALL Materials: Vertical Wood Chanel  Satisfactory  
\_\_\_\_ N/A  Satisfactory  
\_\_\_\_ N/A  Satisfactory  
 LP Observed  EFIS Observed **See Remarks**

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**Exterior Trim:**  Signs of Rot  Extensive  None observed **No Remarks**  Satisfactory  
 N/A

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**Chimney:**  Brick  Metal  Block  Direct Vent  In Chase  Satisfactory  
 Stone  Clean before use  N/A  
 Chimney Liner CLAY **See Remarks**

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**Garage/Carport:**  Garage  Carport  Attached  Detached  Common  Satisfactory  
 Door Operator  Operating  Safety Reverse **See Remarks**  N/A

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**Porch:**  Wood  Concrete  \_\_\_\_\_ **No Remarks**  Satisfactory  
 Railing/Guardrail  N/A

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**Deck:**  Signs of Rot  Extensive  None observed **No Remarks**  Satisfactory  
 On grade  Raised  Wood  Concrete  Handrail  N/A

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**Patio.:**  Concrete  Brick  Flagstone  Other: N/A **No Remarks**  Satisfactory  
 N/A

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**Steps to Deck/Patio:** Landing:  Concrete/Masonry  Wood  N/A **See Remarks**  Satisfactory  
Steps:  Concrete/Masonry  Wood  \_\_\_\_\_  N/A  
 Handrails

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**Outbuildings:**  Not observed **No Remarks**  Satisfactory  
 N/A

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**Remarks:**

**REFER TO SUMMARY REPORT FOR DETAILED DESCRIPTION OF FINDINGS.**

## ***GROUNDS Section3***

Note: Inspection of grounds is limited to items listed below.

<b>Grading:</b>	General grading, slope and drainage: Grading and slope at house wall (within 5 feet of building):	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory See Remarks <input type="checkbox"/> N/A
<b>Sidewalk and Walkway:</b>	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Flagstone <input type="checkbox"/> Other: <u>N/A</u>	<input checked="" type="checkbox"/> Satisfactory No Remarks <input type="checkbox"/> N/A
<b>Driveway:</b>	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Satisfactory No Remarks <input type="checkbox"/> N/A
<b>Window Wells:</b>	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Other: <u>N/A</u>	<input type="checkbox"/> Satisfactory No Remarks <input checked="" type="checkbox"/> N/A
<b>Retaining Wall:</b>	<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Other: <u>N/A</u> <input type="checkbox"/> Mortared joints <input type="checkbox"/> Dry <input type="checkbox"/> Weep holes	<input type="checkbox"/> Satisfactory No Remarks <input type="checkbox"/> N/A
<b>Trees and Shrubbery:</b>		<input type="checkbox"/> Satisfactory No Remarks <input type="checkbox"/> N/A
<b>Fencing:</b>	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other: <u>N/A</u>	<input type="checkbox"/> Satisfactory No Remarks <input checked="" type="checkbox"/> N/A

**Remarks:**

**REFER TO SUMMARY REPORT FOR DETAILED DESCRIPTION OF FINDINGS.**



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## ***ROOFING Section 5***

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<b>Roof Covering:</b>	Location	Materials	Age	
	<u>House</u>	Cedar Shake	<u>20+yrs</u>	<input type="checkbox"/> Satisfactory
	<u>GARAGE</u>	Laminated Compostion	<u>15+YRS</u>	<input type="checkbox"/> Satisfactory
	_____	N/A	_____	<input type="checkbox"/> Satisfactory
	_____	N/A	_____	<input type="checkbox"/> Satisfactory
				<input type="checkbox"/> N/A

How observed: With Zoom Optics

Roof Leaks:  Some signs  Extensive  None observed

Overlay  N/A

**See Remarks**

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**Flashing:**  Aluminum  Galvanized  Steel  Satisfactory  
 Rubberized membrane  \_\_\_\_\_ **No Remarks**

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**Gutters and**  Aluminum  Galvanized  Vinyl  Wood  Integral  Satisfactory

**Downspouts:** Extensions / Splash Blocks:  Yes  No  Enclosed **See Remarks**

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**Remarks :**

**REFER TO SUMMARY REPORT FOR DETAILED DESCRIPTION OF FINDINGS.**

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## ATTIC Section 6

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**Access:** How observed:  Latter  Not observed  No access  Satisfactory  
 Stairs  Pull down  Scuttle hole Location **No Remarks**  N/A

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**Moisture Stains:**  Some signs  Extensive  None observed **No Remarks**  
 Mold and mildew  Condensation

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**Storage:**  Heavy  Light  Floored  Not floored

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**Insulation:** Type: Blown Bat Avg. inches: 11  Satisfactory  
Installed in:  Rafters  Floor Approx. R Rating: 21  N/A  
 Vapor barrier **See Remarks**

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**Ventilation:**  Window(s)  Attic Fan  Whole house fan  Satisfactory  
 Ridge vent  Soffit vent(s)  Turbine  Roof vent(s)  N/A  
 Gable end louvers **No Remarks**

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**Remarks:**

**REFER TO SUMMARY REPORT FOR DETAILED DESCRIPTION OF FINDINGS.**

## HEATING AND COOLING Section 7

**Heating and Cooling:** Fuel:  Gas  Forced Air  Steam Boiler  
 Oil  Gravity Hot Water Boiler  Radiant Heat  
 Electric  Forced Hot Water Boiler  Electric Baseboard  
 Gravity Air Furnace  Heat Pump

No. 1 Capacity: unknown BTU's Age: 1976  Satisfactory  
No. 2 Capacity: unknown BTU's Age: 1986  N/A  
When turned on by thermostat:  Fired  Did not fire **See Remarks**

**Fuel Supply:** Fuel Oil Tank Location N/A  
 Public gas supply  Propane  Satisfactory  
 \_\_\_\_\_  Electricity  Solar  Wind Driven Generator **No Remarks**  
Location of Main Fuel Shut Off \_\_\_\_\_

**Heat Exchanger:**  Partially observed  Not visible; enclosed combustion  N/A  
**No Remarks**

**Distribution:**  Ductwork  Fans  Baseboard Convectors  Satisfactory  
 Radiators  Radiant  \_\_\_\_\_  N/A  
Heat source for each room:  Yes  No **No Remarks**

**Humidifier:**  Atomizer  Evaporator  Steam  Not functioning  Satisfactory  
 Not tested  N/A **No Remarks**

**Filter:**  Washable  Disposable  Electronic  Electrostatic  N/A  
**See Remarks**

<b>Supplementary Heat:</b>	Location	Type	
	<u>GARAGE</u>	<u>GAS</u>	<input type="checkbox"/> Satisfactory
	<u>BDRM WALL</u>	<u>ELCT</u>	<input type="checkbox"/> Satisfactory
			<b>See Remarks</b>

**Cooling:**  Central Air  Room Units  Heat Pump  Satisfactory  
 Electronic Compressor  Gas Chiller  N/A  
No. 1 - Condensing Unit Capacity: 30AMP Age: AGED  
No. 2 - Condensing Unit Capacity: 30AMP Age: AGED  
 Tested  Not tested  
 Ductwork  Roof mounted water conditioner **See Remarks**

**Remarks:**  
**REFER TO SUMMARY REPORT FOR DETAILED DESCRIPTION OF FINDINGS.**

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## ***ELECTRICAL Section 8***

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<b>Service</b>	Capacity: <u>200</u> Amps <u>120/240</u> Volts	<input type="checkbox"/> Satisfactory
<b>Entrance Cable:</b>	Service line entrance: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground Conductor material: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum	<b>No Remarks</b>
<b>Main Panel Box:</b>	Location: <b><u>South GARAGE wall</u></b> <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Bonded	<input type="checkbox"/> Satisfactory
2	<u>200</u> Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input checked="" type="checkbox"/> Sub Panel Location: <u>GARAGE</u> Capacity of Main Current Disconnect: <u>200</u> Amps	<input type="checkbox"/> N/A <b>See Remarks</b>
<b>Circuits and Conductors:</b>	Quantity: <input type="checkbox"/> Ample Branch Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum GFCI: <input type="checkbox"/> Exterior <input type="checkbox"/> Garage <input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom(s) <input type="checkbox"/> Knob & Tube 0% of total wiring	<input type="checkbox"/> Satisfactory <b>See Remarks</b>
<b>Outlets, Fixtures And Switches:</b>	<input checked="" type="checkbox"/> Random testing <input type="checkbox"/> Reversed polarity <input type="checkbox"/> Open ground <input type="checkbox"/> Smoke detectors <input checked="" type="checkbox"/> Arc-suppressor(s)	<input checked="" type="checkbox"/> Satisfactory <b>No Remarks</b>

**Remarks:**

**REFER TO SUMMARY REPORT FOR DETAILED DESCRIPTION OF FINDINGS.**





## KITCHEN AND APPLIANCES *Section 11*

<b>Cabinets and Countertops:</b>		<input type="checkbox"/> Satisfactory <b>See Remarks</b>
<b>Sink:</b>	Plumbing Leaks: <input checked="" type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed Disposal: <input type="checkbox"/> Operating <input type="checkbox"/> Not operating      Age: <u>USED</u>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <b>See Remarks</b>
<b>Dishwasher:</b>	<input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Not operating <input type="checkbox"/> Air gap      Age: <u>USED</u>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <b>See Remarks</b>
<b>Range/Oven:</b>	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating      Age <u>USED</u> <input checked="" type="checkbox"/> Microwave      Age <u>USED</u>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <b>No Remarks</b>
<b>Refrigerator:</b>	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Frost free      Age <u>USED</u> <input type="checkbox"/> Ice maker <input type="checkbox"/> Cold water dispenser	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <b>No Remarks</b>
No appliance in garage kitchen		<b>No Remarks</b>
<b>Other Appliances:</b>	_____ <input type="checkbox"/> Operating <input type="checkbox"/> Not operating      Age: <u>None</u> _____ <input type="checkbox"/> Operating <input type="checkbox"/> Not operating      Age: <u>None</u>	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <b>No Remarks</b>
<b>Floor:</b>	<input checked="" type="checkbox"/> Hardwood <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Ceramic <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory <b>No Remarks</b>
<b>Ventilation:</b>	<input checked="" type="checkbox"/> Exhaust fan <input type="checkbox"/> Ductless <input checked="" type="checkbox"/> Vented to outside <input checked="" type="checkbox"/> Filter <input checked="" type="checkbox"/> Light	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <b>See Remarks</b>
<b>Clothes Washer:</b>	<input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input checked="" type="checkbox"/> 120 Volt Circuit <span style="float: right;">Age: N/A</span>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <b>No Remarks</b>
<b>Clothes Dryer:</b>	<input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Gas <input checked="" type="checkbox"/> 240 Electric <input type="checkbox"/> Vented to: <u>Exterior</u> Age: N/A	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <b>No Remarks</b>

**Remarks:**

**REFER TO SUMMARY REPORT FOR DETAILED DESCRIPTION OF FINDINGS.**

