



Home Inspections

Inspection Report

First Time Buyer

Property Address:
2345 Mid Mountain Rd
Everett, WA



E3 Home Inspections, PLLC

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P.O. Box 1396
Snohomish, WA 98291
(206) 818-7404**

General Summary



Home Inspections

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Customer
First Time Buyer


Address
2345 Mid Mountain Rd
Everett, WA

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior / Grounds

1.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Covers and Applicable Railings

Repair or Replace

-  (2) There are some damaged deck boards on the deck, recommend a contractor replace the damaged decking and paint / stain to match.



1.4 (3)



1.4 (4)

2. Roofing

2.0 Roof Coverings

Repair or Replace

- (4) An area of elevated moisture was seen in the attic on the west side of the home. The area may be an indication of a roof leak. Recommend evaluation of the area by roofer and repair as needed.



2.0 (10)



2.0 (11)



2.0 (12)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeffrey Pelton

Date: 1/3/2022	Time: 01:00 PM	Report ID: 001
Property: 2345 Mid Mountain Rd Everett, WA	Customer: First Time Buyer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

1996

Home Faces:

North

Temperature:

55 (F)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Exterior / Grounds

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap
T-111

Siding Material:

Composite board

Exterior Entry Doors:

Steel

Appurtenance:

Deck with steps

Driveway:

Concrete

		IN	NI	NP	RR
1.0	Wall Cladding and Trim				•
1.1	Doors (Exterior)	•			
1.2	Windows	•			
1.3	Caulking, and flashings	•			
1.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Covers and Applicable Railings				•
1.5	Driveways, Patio Floor, and Walkways	•			
1.6	Vegetation, Grading, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)	•			
1.7	Eaves, Soffits and Fascias				•
1.8	Water Meter	•			

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IN NI NP RR

Comments:

1.0 (1) Recommend a ground to siding clearance of 6-8 inches, this will prevent damage to the siding of the home.



1.0 (1)

1.0 (2) Some minor damage seen at the exterior of the home, recommend repairing the damage and ensuring the exterior of the home is sealed from water penetration.



1.0 (2)



1.0 (3)



1.0 (4)



1.0 (5)



1.0 (6)

1.0 (3) The wood trim needs primer and paint around the home. Recommend a qualified contractor correct as needed.



1.0 (7)



1.0 (8)



1.0 (9)



1.0 (10)

1.0 (4) The garage door trim appeared to be damaged in some areas, recommend repair or replacement.



1.0 (11)



1.0 (12)

1.4 (1) The step risers are resting on the ground, any wood in contact with the ground is susceptible to rot and wood decay. Recommend a gap or barrier between the ground surface and wood.



1.4 (1)



1.4 (2)

1.4 (2) There are some damaged deck boards on the deck, recommend a contractor replace the damaged decking and paint / stain to match.



1.4 (3)

1.4 (4)

1.4 (3) The railings were held up by balusters only; recommend securing railings with posts.



1.4 (5)

1.4 (4) The deck support posts are showing signs of wood decay, recommend replacement of the damaged wood by contractor.



1.4 (6)

1.4 (5) Recommend painting or staining the deck, the paint or stain can protect the wood and increase its life.



1.4 (7)

1.5 The driveway had some minor cracking and settlement.



1.5 (1)

1.6 (1) Some trees and shrubs are in contact with the home, recommend trimming trees and shrubs away from the home.



1.6 (1)

1.6 (2) There is a negative slope towards the side of the home. This area does not appear to drain water away from home, recommend monitoring drainage.



1.6 (2)

1.7 Some of the paint on the edges of the fascias is failing, recommend a qualified person repair any damage, prime and paint the fascias. Paint will prolong the life of the wood.



1.7 (1)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

N/A

		IN	NI	NP	RR
2.0	Roof Coverings				•
2.1	Flashings			•	
2.2	Skylights, Chimneys and Roof Penetrations				•
2.3	Roof Drainage Systems				•

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IN NI NP RR

Comments:

2.0 (1) The roof was showing signs of its age, some granular loss and exposed fiberglass, but was overall in satisfactory condition at the time of the inspection. General photos of roof.



2.0 (1)



2.0 (2)



2.0 (3)



2.0 (4)



2.0 (5)



2.0 (6)



2.0 (7)

2.0 (2) The tree limbs that are in contact with the roof, or hanging near the roof, should be trimmed.



2.0 (8)

2.0 (3) The roof had some cracked or broken shingles, recommend qualified roofer repair damaged areas of the roof.



2.0 (9)

2.0 (4) An area of elevated moisture was seen in the attic on the west side of the home. The area may be an indication of a roof leak. Recommend evaluation of the area by roofer and repair as needed.



2.0 (10)



2.0 (11)



2.0 (12)

2.1 No drip edge flashing was seen at the roof edge.

2.2 The plumbing vent flashings were cracked or damaged, recommend replacing or repairing the flashings.



2.2 (1)

2.3 Minor downspout or gutter damage seen at home.



2.3 (1)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
Two automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
LIFT-MASTER

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)				•
3.4	Garage Door Operators				•
3.5	Occupant Door	•			
3.6	Garage window (s)			•	

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IN NI NP RR

Comments:

3.1 Some holes or damage were seen in the drywall of the garage, recommend repair.



3.1 (1)



3.1 (2)

3.2 Garage floor was not visible, a flooring system was in place during the inspection.

3.3 (1) Recommend repair to the garage door weather stripping.



3.3 (1)

3.3 (2) Some damage was seen on garage door.



3.3 (2)



3.3 (3)



3.3 (4)



3.3 (5)

3.4 One of the garage door openers was not plugged in at the time of the inspection, recommend repair as needed.



3.4 (1)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet

Laminated T&G

Interior Doors:

Wood

Window Types:

Single-hung

Sliders

Cabinetry:

Wood

Countertop:

Laminate

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls				•
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings				•
4.4	Counters and Cabinets (representative number)				•
4.5	Doors (representative number)				•
4.6	Windows (representative number)	•			

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IN NI NP RR

Comments:

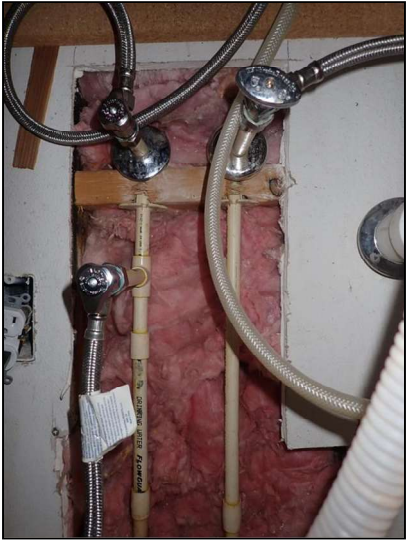
4.1 Some damage to the drywall was seen in the home, recommend repairing damaged areas.



4.1 (1)



4.1 (2)



4.1 (3)

4.2 Staining and damage was seen to the carpets, recommend cleaning or replacing as desired.



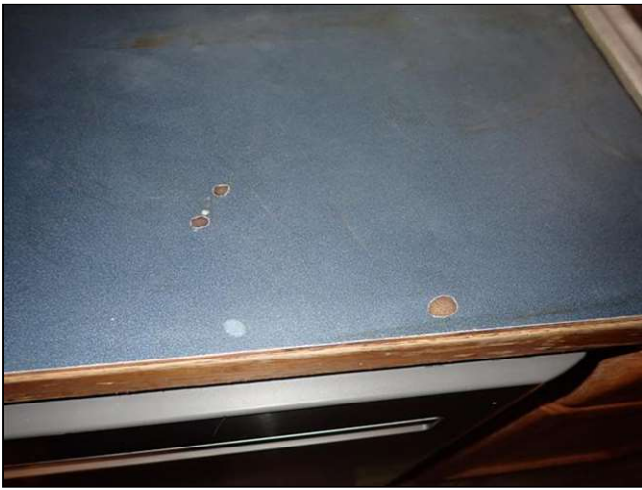
4.2 (1)

4.3 The stairway handrails were missing, recommend replacing missing handrails.



4.3 (1)

4.4 (1) Some minor countertop damage was seen at the time of inspection.



4.4 (1)

4.4 (2) A gap was seen between the countertop and the back-splash, recommend sealing with caulking, grout, or mortar.



4.4 (2)



4.4 (3)

4.4 (3) The bathroom mirror appeared to be damaged around the edges, recommend repair or replacement.



4.4 (4)

4.4 (4) Some minor moisture damage was seen in the bathroom cabinetry.



4.4 (5)

4.4 (5) Some of the kitchen cabinetry was moisture stained or damaged. Recommend repair as desired.



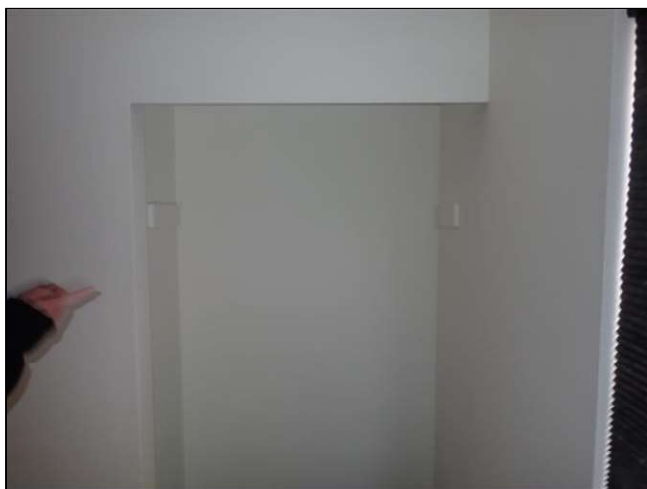
4.4 (6)

4.5 (1) Recommend adding door stops to doors, or walls, where door knobs could damage walls.



4.5 (1)

4.5 (2) Some of the closet doors were missing at the time of the inspection, recommend replacing missing doors.



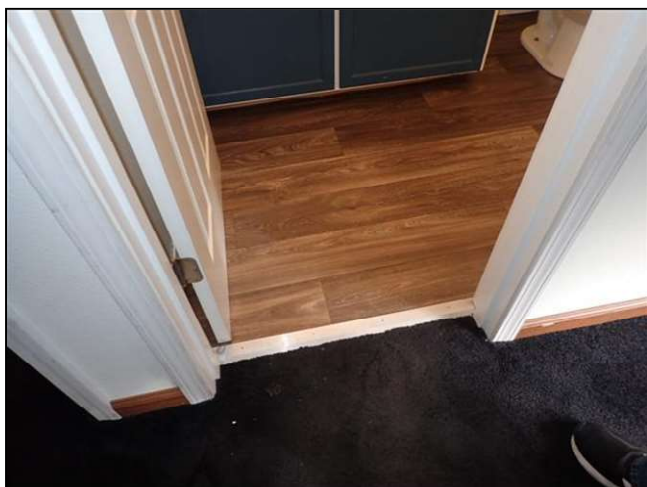
4.5 (2)

4.5 (3)

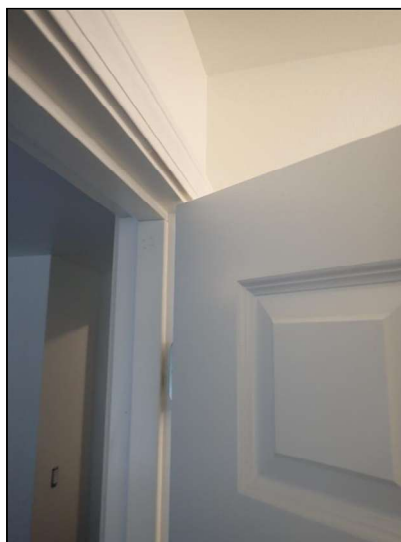


4.5 (4)

4.5 (3) Some door frames and doors were not properly aligned and would not close or rubbed on the frame, recommend repair or replacement of damaged doors.



4.5 (5)



4.5 (6)

4.5 (4) Door casing trim was missing from one of the doors, recommend replacement.



4.5 (7)

4.6 Minor window frame damage, recommend repair of damaged areas.



4.6 (1)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Wood joists
Wall Structure: Wood	Ceiling Structure: Not visible	Roof Structure: Engineered wood trusses
Roof-Type: Gable	Method used to observe attic: Walked	Attic info: Scuttle hole

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or condensation)	•			
5.1	Walls (Structural)	•			
5.2	Floors (Structural)	•			
5.3	Ceilings (Structural)	•			
5.4	Roof Structure and Attic	•			

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IN NI NP RR

Comments:

5.0 Small vertical cracks were seen in the foundation, recommend monitoring the areas.



5.0 (1)



5.0 (2)



5.0 (3)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): CPVC
Plumbing Waste: PVC ABS	Water Heater Power Source: Gas	Water Heater Capacity: 50 Gallon
Water Heater Location: Garage	WH Manufacturer: PREMIER	

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Showers, Baths, and Enclosures				•
6.3	Water Heater, Controls, Flues and Vents	•			
6.4	Main Water Shut-off Device (Describe location)	•			
6.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.6	Main Fuel Shut-off (Describe Location)	•			
6.7	Sump Pump			•	

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IN NI NP RR

Comments:

6.1 (1) The hose bibs have no anti-siphon protection and a fine thread pattern that is not compatible with a standard garden hose, recommend adding anti-siphon device to the hose bib. The device can be purchased with a fine thread pattern, and the bottom should accept standard garden hose connection.



6.1 (1)

6.1 (2)

6.1 (2) Water was leaking from the hose bib, recommend repair or replacement.



6.1 (3)

6.1 (3) The bathroom sink drain stopper did not function, or was missing at the time of the inspection.



6.1 (4)

6.2 (1) The drain stopper in the tub did not function or was missing, recommend repair or replacement prior to use.



6.2 (1)

6.2 (2) The rain shower head in the primary bathroom did not appear to have adequate flow, recommend evaluation and repair by plumber.



6.2 (2)

6.3 The water heater was manufactured in 2007, typical life span of a water heater is 10-12 years. The water heater appeared functional at the time of the inspection.



6.3 (1)

6.4 The main water shutoff is located in the garage.



6.4 (1)

6.6 The main fuel shut off is at gas the meter outside.



6.6 (1)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
240 volts

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

LEVITON

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
7.7	Location of Main and Distribution Panels	•			
7.8	Smoke Alarms				•
7.9	Carbon Monoxide Alarms				•

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IN NI NP RR

Comments:

7.1 (1) The utility company meter tag has been cut. Recommend contacting the electric utility company and requesting a new tag be placed on the meter.



7.1 (1)

7.1 (2) General photos of electrical panel.



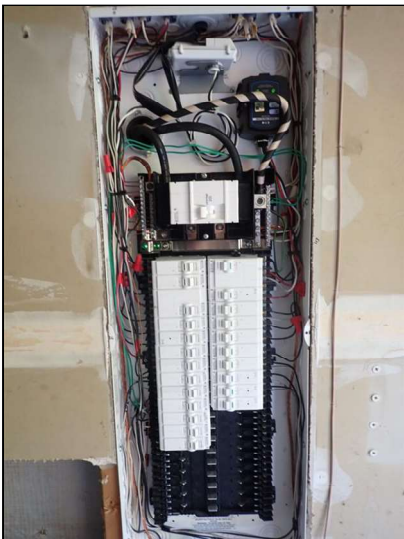
7.1 (2)



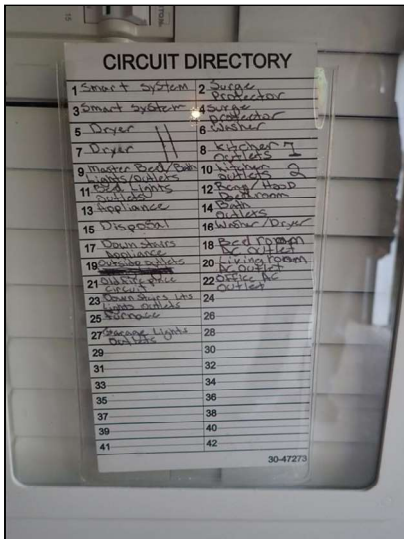
7.1 (3)



7.1 (4)



7.1 (5)



7.1 (6)



7.1 (7)

7.3 (1) Some areas of the home had damaged or missing outlet cover plates, recommend replacing the missing or damaged outlet cover plates.



7.3 (1)



7.3 (2)



7.3 (3)



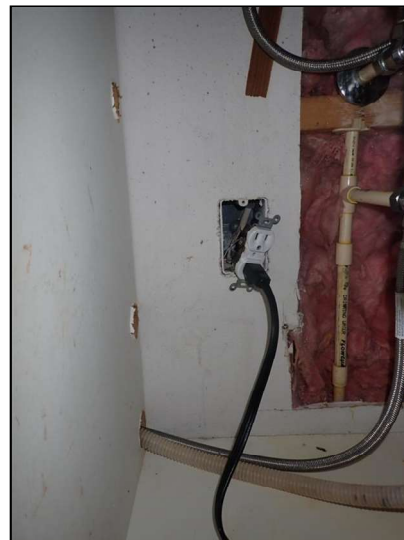
7.3 (4)



7.3 (5)



7.3 (6)



7.3 (7)

7.3 (2) Some outlets were reading open ground, recommend repair to the outlets by electrician and verify ground is properly connected to the outlets.



7.3 (8)



7.3 (9)

7.3 (3) The outlet in the shed was reading hot-neutral reversed. Recommend repair by qualified contractor or electrician.

7.3 (4) A wire was seen terminating at the exterior of the home, recommend the wire be terminated into a proper electrical connection box.



7.3 (10)

7.3 (5) Recommend replacing missing glass from light fixtures.



7.3 (11)



7.3 (12)

7.4 The outside outlet covers were damaged and need repair or replacement.



7.4 (1)



7.4 (2)



7.4 (3)

7.7 The main service panel box is located in the garage.

7.8 The smoke alarm should be tested in common hallway to bedrooms upon moving in to home. Smoke alarms usually have a 10 year service life, recommend replacing all smoke alarms after 10 years from manufacture date. The date and service life are usually printed on the label, on the wall side of the alarm.

7.9 Carbon monoxide detectors have a limited service life, recommend verifying service life and manufacture date of specific model(s) in home. Typical service life of carbon monoxide detectors is 5-10 years.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Furnace

Energy Source:

Gas

Heat System Brand:

LENNOX

Ductwork:

Insulated

Types of Fireplaces:

None

Number of Woodstoves:

None

Cooling Equipment Type:

None

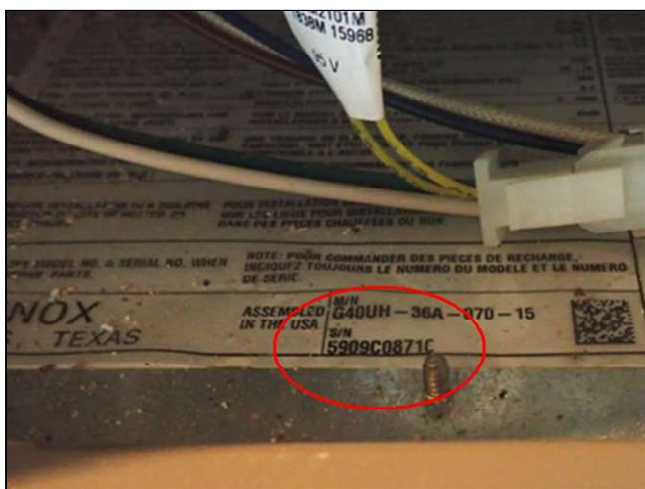
		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Automatic Safety Controls	•			
8.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.3	Presence of Installed Heat Source in Each Room	•			
8.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)				•
8.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.6	Gas/LP Firelogs and Fireplaces			•	
8.7	Cooling and Air Handler Equipment			•	
8.8	Normal Operating Controls				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

8.0 The furnace appeared to be manufactured in March 2009.



8.0 (1)

8.2 Recommend replacing missing grills and registers for the furnace distribution system.

8.4 The vent pipe for the furnace and water heater was showing signs of rust and deterioration, recommend replacement.



8.4 (1)



8.4 (2)



8.4 (3)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Roof vents
Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Metal

Floor System Insulation:

Faced
Batts
Fiberglass

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System		•		
9.2	Ventilation of Attic and Foundation Areas	•			
9.3	Venting Systems (Kitchens, Baths and Laundry)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.3 The vent cap was damaged for the dryer outlet, recommend repair or replacement.



9.3 (1)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

MAYTAG

Exhaust/Range hood:

ZEPHYR

Range/Oven:

FRIGIDAIRE

Built in Microwave:

NONE

Refrigerator:

SAMSUNG

		IN	NI	NP	RR
10.0	Dishwasher				•
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer		•		
10.4	Microwave Cooking Equipment			•	
10.5	Refrigerator/Freezer	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

10.0 The dishwasher hose was not connected to an air gap device or high looped. Recommend an air gap or high looping the dishwasher hose under the countertop. Raising the hose to the underside of the countertop will prevent grey water backflow or contamination from entering the dishwasher. An air gap device was seen, and appeared to be abandon in place.



10.0 (1)

10.0 (2)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.