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Bellingham, WA 98229

Inspector: John Gordon



Sample Report #1

Client(s): Jane Doe

Property address: 1234 Pretend Avenue

Bellingham, WA

Inspection date: Thursday, June 11, 2009








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[View summary page](#)

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How to Read this Report




This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect or Safety	Problem that should be tended to
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future

	Serviceable	Item or component is in servicable condition
	Comment	For your information

Structural Pest Inspection Concerns

Items of concern relating to the structural pest inspection are shown as follows:

	WDO/WDI Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	WDO/WDI Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	WDO/WDI Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General information

Inspector's name: John W. Gordon

Structures inspected: House

Type of building: Single family

Age of building: 1973

Property owner's name: Jane

Inspector's name: John W. Gordon

Structures inspected: House

Type of building: Single family

Age of building: 1973

Time started: 8:00 a.m.

Time finished: 5:00 p.m.

Present during inspection: Property owner(s)

Occupied: Yes

Weather conditions: Clear

Temperature: Warm

Ground condition: Dry

Front of structure faces: South

Main entrance faces: South

Foundation type: Unfinished basement, Finished basement

The following items are excluded from this inspection: Sea wall, Outbuildings

Exterior

Footing material: Poured in place concrete

Foundation material: Poured in place concrete, Concrete block

Apparent wall structure: Wood frame

Wall covering: Vertical wood, Brick veneer

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Solid core wood


1)  The front steps have four risers but no handrail installed. Due to the stairs' width, there should be a handrail on each side according to standard building practices. A qualified contractor should address this safety hazard by installing graspable handrails (that your hand can completely encircle) on each side of the front stairs.



Photo 5
No railings

2) + The railing for the stairs on the west side of the house is somewhat rickety. Furthermore, it is supported by an insufficient number of balusters, allowing a person on the stairs to fall through. There is also a large enough gap between the stairs and the house, where there is no rail, that someone could fall off on that side too. These are all safety concerns. A qualified contractor should install additional balusters and shore up the railing on the side away from the house, and either install a rail and balusters on the house side or extend the treads to the siding.



Photo 6
Gap between stairs and wall

3) 🔧🔍 The hose bibb at the southwest corner of the house (by garage) is inoperable. (No water came out when turned on.) Also, the hose bibb at the southeast corner leaks. A qualified plumber should evaluate all outdoor faucets and repair as necessary.

4) 🔧 The electric receptacle on the rear side of the house (near the Weber grill) has the hot and neutral wires reversed. This is a safety hazard due to risk of shock. A qualified electrician should make repairs as necessary.

5) 🌳💧 Trees and shrubs are in contact with, or less than one foot from, the structure's exterior. Such vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. I recommend pruning vegetation or removing it altogether to maintain a one foot clearance between it and the structure's exterior.



Photo 7
Vines against house



Photo 9
Close vegetation

6) 🧑‍🔧 There are two minor trip hazards on the east side of the house. One is a height differential in the concrete where the ramped sidewalk begins to slope down at the front corner of the house. The other is the uneven riser of the top stair at the bottom corner. These aren't necessarily serious enough to warrant repairs, but heightened awareness is a good idea.



Photo 2



Photo 10
Trip hazard

7) 🧑‍🔧 The rear (cantilevered) deck has an impermeable surface that is buckling slightly just to the right (east) of the sliding living room door. In the same vicinity, two nail heads are exposed and rusted. Also, the vinyl plate that covers the gap between living room windows and the sliding doors has warped. These three problems should be repaired by a qualified contractor.



Photo 12
Buckled deck covering



Photo 13
Rusted exposed nails on deck



Photo 14
Warped vinyl covering



Photo 15



8)   The seam between the sloped walk and the house on the east side is sealed with tar or a tar-like substance. This kind of sealant cracks and requires periodic maintenance to keep water from working its way into the structure.



Photo 3

9) 🗝️ 💧 Firewood is stored so that it's either in contact with the structure or very close to it. In addition, the planter upon which it rests brings dirt within 6 inches of wood siding. These are conducive conditions for wood destroying organisms. I recommend storing firewood as far away from the house as practical (standard practices recommend at least 25 feet) and either lining the planter box or widening the clearance between soil and wood.



Photo 4

10) 🏠 The masonry lintel above the top door on the west side of the house is rusted. This can lead to expansion and horizontal cracking in the mortar. No damage was evident at the time of inspection. I recommend careful monitoring.



Photo 8
Rusted lintel plate

Roof

Roof inspection method: Traversed


Roof type: Cross gable

Roof covering: Asphalt or fiberglass composition shingles


Estimated age of roof: 7-8 years

Gutter & downspout material: Aluminum

Roof ventilation: Inadequate (gable & roof vents in main gable; soffit vents only in cross gable)


11)  Debris has accumulated in the gutters and on the roof. There is also some moss growing on the roof and trees overhanging it. These are all conducive conditions for wood destroying organisms. Trees should be pruned so that they don't overhang the roof or are at least 10 feet above it. The gutters and roof should be cleared of debris now and as needed in the future. Moss should be treated with zinc-based chemicals. For info on moss treatment, visit:

<http://www.google.com/search?q=moss+on+roof>

12)  Moss is growing on the roof. As a result, shingles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. This is a conducive condition for wood destroying insects and organisms. Efforts should be taken to kill the moss during its growing season (wet months). Typically zinc-based chemicals are used for this, and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:


<http://www.google.com/search?q=moss+on+roof>

Garage

13)  The vehicle door is somewhat out of balance. It will stay in place when partially opened in some positions but not all. This is a safety hazard since the door may fall when open. In addition, the auto-reverse mechanism on the vehicle door opener is inoperable, posing a safety risk, especially for small children. A third problem is that the manual lock mechanism on the door hasn't been disabled. This could cause damage or injury if the door opener is operated while the manual lock is engaged. A qualified contractor should make all needed repairs. For more information on garage door safety issues, visit:

<http://www.cpsc.gov/cpsc/pub/pubs/523.html>

<http://www.ohdstl.com/safety.html>

- 14)  The door between the shop and the garage doesn't latch.


Attic


Inspection method: Viewed from hatch. The attic was not traversed because deep insulation made traversing unsafe in the inspector's opinion.

Roof structure type: Rafters

Insulation material: Fiberglass roll or batt

Insulation depth: 18 inches

- 15)  Insulation is in contact with the water heater B-vent sheathing. This is a fire hazard. A qualified contractor should make repairs or modifications as necessary so minimum clearances to combustibles are maintained around all chimney and flue pipes as per the manufacturer's specifications.
-

- 16)  Ventilation is substandard in the attic. Inadequate attic ventilation may result in high attic and roof surface temperatures, reduce the life of the roof covering materials and increase cooling costs. High levels of moisture are also likely, and can be a conducive condition for wood destroying insects and organisms. Standard building practices require one square foot of vent area for 150 to 200 square feet of attic space. Vents should be evenly distributed between soffits, ridges and at corners to promote air circulation. A qualified contractor should evaluate and install vents as per standard building practices.

Electric service

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 400

Service voltage (volts): 120/240

Location of main service switch: Shop next to garage

Location of main disconnect: Breaker at top of main service panel


Service entrance conductor material: Copper

Main disconnect rating (amps): 200each panel

Branch circuit wiring type: Copper

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: Yes

- 17)  This property has two Zinsco brand main service panels. These panels and their circuit breakers have a variety of problems including:

- Bus bars made from aluminum that tend to oxidize and corrode
- Breakers that don't trip under normal overload conditions
- Breakers that appear to be tripped when they're not

These problems are a safety hazard due to the risk of fire. At the time of inspection the panels were clean and there was no evidence of malfunction. Nonetheless, I recommend having a qualified electrician thoroughly evaluate the panels and components within and make repairs as necessary.



Photo 23



Photo 24

Water heater

Estimated age: 3 years (both)

Type: Tank

Energy source: Electricity, Natural gas (one electric, one gas)

Capacity (in gallons): 40

Manufacturer: Whirlpool (both)

Water temperature (degrees Fahrenheit): 129 degrees

18) 🛠️✋ The water heater's seismic straps or struts are substandard. They are not attached to the tank itself but to the hot and cold pipes. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damage wiring. Leaks may also occur in water supply pipes. A qualified contractor should install new straps or struts as necessary and as per standard building practices.

19) ✋ Foam insulation on water supply pipe(s) at the top of the water heater has melted due to the heat from the draft hood. This is a safety hazard since this insulation is flammable. The insulation should be trimmed so it is at least a few inches from the draft hood.

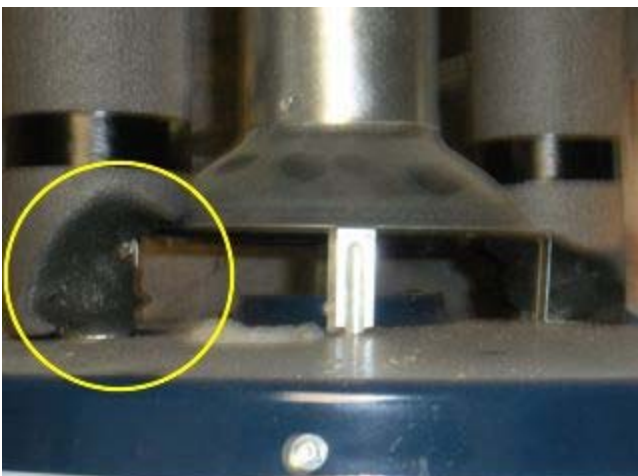


Photo 21


Melted insulation

Heating and cooling

Primary heating system energy source: Electric

Primary heat system type: Baseboard

Distribution system: N/A

20)  There is no central heating system. All rooms have electric baseboard heaters with their own thermostats. There is also a fireplace insert in the living room and a gas stove in the dining room.

Plumbing and laundry

Water pressure (psi): 38

Location of main water shut-off valve: Basement

Water service: Private (pumped from Lake Whatcom)

Service pipe material: Copper

Supply pipe material: Copper

Waste pipe material: Plastic




21)   The clothes dryer exhaust duct is too long and vents upward at too great an angle. It also is not insulated in an unconditioned space (i.e., basement). These conditions may reduce the air flow through the duct and also cause condensation in the duct, resulting in overheating, reduced efficiency, duct deterioration, and difficulty in cleaning the duct. A qualified contractor should modify the exhaust duct as per standard building practices.



Photo 20
Dryer vent

22)  Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry with metal liner

Chimney type: Masonry

23)   The chimney masonry in both the living room and kitchen shows efflorescence. This is

caused by moisture seeping through the brick and depositing salts upon evaporation. Owner informed inspector that this was caused by a leak in the flue that has since been repaired.



Photo 17
LR efflorescence



Photo 18
Kitchen efflorescence


24)  The pilot light for the dining room gas stove was turned off. The fireplace insert was also turned off. As per the Standards of Practice for both the [National Association of Certified Home Inspectors \(NACHI\)](#) and the [American Society of Home Inspectors \(ASHI\)](#) the inspector does not operate gas shut off valves or light pilot lights during inspections. These appliances were not fully evaluated, but it was noted that the dining room stove needs servicing.



Photo 16

Basement

Insulation material underneath floor above: None visible

Pier or support post material: Bearing wall, Concrete

Beam material: Solid wood

Floor structure above: Solid wood joists

25)  The finished basement has been incorporated into the Interior Rooms section. The unfinished


basement is covered here.


26) The second water heater (electric) is located in the unfinished basement, as is the "Well Saver" expansion tank for supplying water to the house from the lake.



Photo 22


Kitchen

27)  No receptacles in the kitchen have ground fault circuit interrupter (GFCI) protection, including ones near the sink. A qualified electrician should place all kitchen receptacles on GFCI protection.

28)  The dishwasher was not operated and is excluded from this report. The disposal, oven, range, microwave, and refrigerator were all examined and appear to be serviceable.

Bathrooms

29)  One of the stopper mechanisms in the south-side bath is defective and does not hold water.

30)  The south-side bathroom door needs to have a doorstop installed to prevent the doorknob from damaging the wall.

Interior rooms


31)  The downstairs west-side bedroom has a receptacle with reverse-polarity wiring (hot and neutral wires reversed). It is highly likely that the receptacle is on the same circuit as the one on the other side of the wall (outside) with the same condition (see Exterior section). This is a safety concern due to risk of shock. A qualified electrician should make needed repairs.



Photo 19

32) 🛠️ The light bulb in the hall closet is exposed. This is a safety concern due to risk of flammable stored items coming in contact with the bulb and combusting. Standard building practices require florescent or fully enclosed incandescent light fixtures in closets. A qualified electrician should upgrade the fixture to meet standard building practices.

33) 🔍 Throughout the house there are electric receptacles directly above the baseboard heaters. This is a safety concern in that wires plugged into the receptacles tend to drape over the heater and overheat. Caution is warranted. In addition, there is a low-voltage wire draped on top of the living room baseboard heater. This should be evaluated by a qualified electrician to assess its safety. (Low-voltage wiring and components are excluded from this report.)



Photo 11

Curious wire

34) 🛠️ The windows in the front (south) bedroom/office are difficult to operate. A qualified repair person should make necessary adjustments so that the windows open and close fully and easily.

35) 🛠️ The south-side bedroom door will not latch when closed. A qualified contractor should make repairs as needed.

36) 🛠️ The front entry door is missing weatherstrip. This should be installed by a qualified repair person.
