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22 Inlet Circle

Bellingham, WA 98229

Inspector: John Gordon



Sample Report #2

Client(s): **Richard Roe**

Property address: **30 Something Street
Bellingham, WA**

Inspection date: **6-12-2009**








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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
	Serviceable	Item or component is in serviceable 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: 2003

Property owner's name: Richard

Time started: 8:00 a.m.

Time finished: 12:00 p.m.

Present during inspection: Property owner(s)

Occupied: Yes

Weather conditions: Clear

Temperature: Warm

Ground condition: Dry

Front of structure faces: West

Main entrance faces: West

Foundation type: Crawlspace

Exterior

Footing material: Poured in place concrete


Foundation material: Poured in place concrete


Apparent wall structure: Wood frame

Wall covering: Cement-based clapboard

Driveway material: Poured in place concrete aggregate

Sidewalk material: Poured in place concrete aggregate, Paving stones

1)  The perimeter pavers and grade slope towards the structure at the northeast corner of the house (primarily at the crawl space entrance). This promotes water accumulation around the foundation and in the crawl space, which in turn is a conducive condition for wood destroying organisms. I recommend having a qualified contractor regrade so that pavers slope down and away from the structure.

2)  One of the crawl space vents on the east side of the house is below grade without a well. This can lead to water entering the crawl space and is a conducive condition for wood destroying organisms. I recommend that a qualified contractor install wells where necessary.


3)  Some of the pavers along the driveway are loose and pose a trip hazard. A qualified repair person should firm these up.



Photo 4

Loose sidewalk pavers

4) 🛠️ The rear deck ledger boards are not bolted to the structure. This is a safety issue albeit a minor one in that the deck is less than 18 inches above ground.

5) 🛠️ The fireplace exhaust vent is damaged or broken; it juts out too far. I recommend a qualified HVAC repair person repair or replace as needed.



Photo 2

Faulty fireplace vent

6) 🛠️ Support for the fireplace is cantilevered (similar to a bay window). The floor insulation is exposed underneath. A qualified contractor should make repairs as needed.

7) 🛠️ The crawl space entry cover leaves gaps on either side where it joins the foundation. These gaps should be sealed to prevent entry by vermin.

8) 🛠️ Several wasp nests were found in the eaves. These can pose a safety hazard and should be removed as necessary.



Photo 6
Wasp nests in eaves

- 9) 🗝️ 💧 Some window frame joints exhibit wide enough gaps that they should be caulked.



Photo 7
Needs caulking

- 10) ⓘ There is cosmetic damage to the siding on the north wall near the northwest corner. This may be from vines growing against the house which have since been removed.



Photo 3

Vine evidence

Roof

Roof inspection method: Traversed


Roof type: Gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 5-6 years

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

11)  Moss is growing on the roof, particularly on the north side of the dormer. This could lead to damaged shingles and leaks, and it's a conducive condition for wood destroying organisms. I recommend applying zinc-based chemicals periodically to keep the moss under control. For information on various moss treatment products and their pros and cons, visit:

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



Photo 5

Moss on roof

Garage


12)  The exterior door on the north wall has a hinge-based doorstop that can be unreliable. If this door were to swing far enough into the garage, it would crash into the vent flues for the water heater and furnace. This could lead to carbon monoxide spilling into the garage. I recommend having a qualified contractor install a positive doorstop on the stoop.



Photo 9
Better doorstop

Attic

Inspection method: Viewed from hatch. The attic was not traversed because deep insulation made traversing unsafe in the inspector's opinion. No issues were found.

Roof structure type: Trusses

Insulation material: Fiberglass loose fill, Fiberglass roll or batt

Insulation depth: 8-12 inches

Electric service

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 200

Service voltage (volts): 120/240

Location of main service switch: Garage

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

Service entrance conductor material: Aluminum

System ground: Ground rod(s) in soil

Main disconnect rating (amps): 200

Branch circuit wiring type: Copper

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: Yes

Water heater

Estimated age: 6 years

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Manufacturer: State

Model: Select

Water temperature (degrees Fahrenheit): 130

13) 🛠️🔍 The supply line to the water heater is corroded, possibly from a leak. (No water was present at the time of the inspection.) A qualified plumber should evaluate and replace or repair the

pipng if necessary.



Photo 8

Water heater corrosion

14) 🛠️ The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. For more information on scalding dangers, visit:

<http://www.cpsc.gov/cpsc/pub/pubs/5098.html>

Heating and cooling

Estimated age: 6 years

Primary heating system energy source: Natural gas

Primary heat system type: Forced air, High efficiency

Manufacturer: Carrier

Filter location: In return air duct above furnace

Last service date: 2006

15) 🛠️ In that the furnace has not been serviced in more than a year, I recommend having a qualified HVAC contractor clean and service the heating system. This servicing should be done annually in the future.

16) 🛠️ Air handler filter(s) should be checked monthly in the future and replaced or washed as necessary.

Plumbing and laundry

Water pressure (psi): 48

Location of main water shut-off valve: In the northeast corner of the garage

Water service: Public

Service pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

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

Fireplaces, woodstoves and chimneys

Fireplace type: Metal prefabricated

18) 🧰 The fireplace glass was clean at the time of inspection, but it is susceptible to fogging from condensing water vapor as gas burns. To clean such fogging, use a gas appliance ceramic glass cleaner and avoid ammonia-based products.

Crawl space

Inspection method: Traversed

Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: Solid wood joists

Vapor barrier present: Yes

19) 🧰💧 All crawl space vents are blocked by removable Styrofoam panels. In addition, one is blocked by soil and rock (it is completely below grade without a well). Venting blockage typically promotes high levels of moisture in the crawl space, which in turn is a conducive condition for wood destroying organisms. I recommend all vents be opened.



Photo 12
Rocks blocking vent



Photo 13
Blocked vent from crawl space

20) 🧰💧 Cellulose-based debris was found in the crawl space. It should all be removed to avoid attracting wood destroying insects.



Photo 14
Cellulose debris

Kitchen

- 21)** 🛠️ There is no anti-tip bracket installed on the range, with the result that it can tip forward when the door is open. I recommend installing an anti-tip bracket to eliminate this safety hazard. (Such brackets have been sold with all free standing ranges since 1985.) For more information, visit: <http://www.google.com/search?q=range+anti+tip+device>

Bathrooms

- 22)** 🛠️ The master bathroom door needs to have a doorstop installed to prevent the doorknob from damaging the wall.

- 23)** 🔧🔍 The main upstairs bath and the downstairs bath are missing caulking in several areas. I recommend having a qualified repair person evaluate and caulk all bathroom fixtures as needed.

- 24)** ✓📘 One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.

All ground fault circuit interrupter (GFCI) electric receptacles tested operational. All such bathroom receptacles are controlled by the one in the main upstairs bath. (The circuit must be reset there.)

Interior rooms

- 25)** 🔧🔍 The sealant in the south wall thermal-pane windows has melted, reducing or eliminating the window's effectiveness. I recommend evaluation of all windows by a qualified window contractor to determine whether the failed windows are under warranty and to replace windows as necessary.



Photo 11
Melted thermal sealant

26) 🙌 The carpeting has buckled somewhat in several rooms. I recommend having a qualified carpeting contractor make needed repairs.



Photo 10
Buckled carpet
