

# Assurance

Home Inspection Services



PO Box 351, Seabeck, WA 98380 phone: (360)830-0399 email : isaacshumaker@cs.com

## Property Inspection Report

Prepared Exclusively For:  
Realtor Sample  
01/04/2002



123 Helm Street

Prepared By:  
Isaac A. Shumaker  
VA/FHA Certification #61623

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## Inspection Report Exclusively For 123 Helm Street

# Recommended Corrections

Please Read The Entire Inspection Report

## Minor repairs and maintenance items:

These are items that are considered normal or routine in maintaining a home. Some suggestions are made to improve the overall appearance and function of the home.

### TRIM:

1. Damage noted, Paint on trim is weathered, cracked and/or peeling. Recommendations: Prep, repair and paint trim as needed to extend trim life and prevent moisture penetration.

### GUTTERS & DOWNSPOUTS:

2. Full, Missing downspouts, Route downspouts away from the building.

### CHIMNEY:

3. Appears in good condition. Flue is in need of cleaning.

### CRAWLSPACE:

4. Earth-to-Wood contact is found, Remove wood debris and trash from the crawl space area.

### HEATING SYSTEM:

5. Suggest cleaning/changing filter.

6. Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

## Safety Hazard:

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants, due to its presence or absence in the structure. These items should be evaluated by appropriate trade professionals.

### ELECTRICAL SYSTEM

#### SWITCHES & OUTLETS:

1. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

### KITCHEN -

#### SWITCHES/FIXTURES/OUTLETS:

2. Outlets within 6 feet of the sink are not GFCI protected.

## Inspection Report Exclusively For 123 Helm Street

## Major Concerns:

Systems that are not working, not working properly, structural defects, or anything significantly affecting habitability can be a possible expensive repair or replacement. Have a trade professional evaluate these concerns.

NONE NOTED

## Pest Items:

Items that will appear on the Preliminary Structural Pest Report, a separate document.

1. Earth-wood contact found at base of siding causing fungal rot in areas. Remove soil in contact with siding to provide 4" clearance between siding & soil. Remove and replace all wood infected with fungal rot with like materials and paint to match. Remove all wood against home.
2. Fungal rot & carpenter ant damage at base of fence due to earth-wood contact. Remove and replace damaged sections of fence, all wood in contact with ground must be pressure treated.
3. Deck contains fungal rot in joists and deck. Remove and replace deck joists and decking with like materials.
4. Earth-wood contact at NE corner. Remove all soil in contact with wood to provide clearance between soil and wood.

# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

FILE #:

Sample for Marilyn Caldwell.

DATE & TIME OF INSPECTION:

01/03/01 12:00 pm.

CLIENT NAME:

Jack & Jane Doe.

INSPECTION LOCATION:

123 Helm Street.

CITY/STATE/ZIP:

Bremerton, WA 98312.

INSPECTION SITE PHONE #:

(360)555-1111.

## CLIMATIC CONDITIONS:

WEATHER:

Clear.

SOIL CONDITIONS:

Damp.

APPROXIMATE OUTSIDE TEMPERATURE:

40 degrees.

## BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

West.

YEAR HOUSE WAS BUILT

1975.

BUILDING TYPE:

1 family, Single Story.

STORIES:

1

**SPACE BELOW GRADE:**

Crawl space.

**UTILITY SERVICES:**

**WATER SOURCE:**

Private.

**SEWAGE DISPOSAL:**

Private.

**UTILITIES STATUS:**

All utilities on.

**OTHER INFORMATION:**

**AREA:**

Rural.

**HOUSE OCCUPIED?**

Yes.

**CLIENT PRESENT:**

Yes.

**PEOPLE PRESENT:**

Homeowner, Selling agent, Purchaser.

**PAYMENT INFORMATION:**

**TOTAL FEE:**

\$300.

**PAID BY:**

Check.

## Structural Report

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

### STRUCTURAL COMPONENTS:

**FOUNDATION:**

Concrete, OBSERVATIONS- Components appear in good condition.

**FRAMING &  
CONSTRUCTION**

Wood.

**FLOOR & CEILING  
STRUCTURE:**

Wood, Truss.

**WALL STRUCTURE:**

Wood, OBSERVATIONS- Components appear serviceable.

**ROOF STRUCTURE &  
ATTIC:**

Rafter, Method of Inspection- The attic area was entered fully, OBSERVATIONS- Components appear serviceable.

**BEAMS, PIERS &  
COLUMNS**

Wood.

## EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### WALLS:

**MATERIAL:**

Wood siding.

**CONDITION:**

Walls appear in good condition.

### TRIM:

**MATERIAL:**

Wood.

**CONDITION:**

Damage noted, Paint on trim is weathered, cracked and/or peeling.  
Recommendations: Prep, repair and paint trim as needed to extend trim life and prevent moisture penetration.

### EXTERIOR WINDOWS

**Material**

Wood.

**Condition**

General condition of windows appear to be in good condition.

### EXTERIOR DOORS

**Material**

Wood.

**Condition**

General condition of doors appear to be in good condition and good working order,

**PORCH OR DECK #1**

**Location**

Front.

**Material and condition**

Concrete, General condition of porch or deck appears to be in overall good condition.

**PORCH OR DECK #2**

**Location**

Back.

**Material and condition**

Wood.

**Walkways**

Concrete, Cracks noted were typical.

**Driveway**

Asphalt, Driveway appears to be in good condition.

**Fences**

Wood, Fence appears to be in good overall condition.



## ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

### ATTIC AND INSULATION:

**INSULATION TYPE  
AND CONDITION:**

Fiberglass batts, Insulation is installed between floor joists.

**DEPTH AND R-  
FACTOR:**

8-9 inches, R-19.

### ROOF:

**STYLE:**

Gable.

**TYPE:**

Composition shingles.

**ROOF ACCESS:**

Walked on roof.

**ROOF COVERING  
STATUS:**

Appears serviceable/within useful life.

### EXPOSED FLASHINGS:

**TYPE AND CONDITION:**

Metal, Appears serviceable.

### GUTTERS & DOWNSPOUTS:

**TYPE & CONDITION:**

Full, Missing downspouts, Route downspouts away from the building.

### CHIMNEY:

**MATERIAL:**

Brick.

**CONDITION:**

Appears in good condition. Flue is in need of cleaning.

## **BASEMENT & CRAWLSPACE**

### **BASEMENT/CRAWL SPACE:**

**ACCESSIBILITY:**

Crawl space is fully accessible.

**CRAWL SPACE:**

Earth-to-Wood contact is found, Remove wood debris and trash from the crawl space area.

**BASEMENT WALLS -  
TYPE:**

Poured concrete.

**CONDITION:**

Appears in overall average to good condition.

**BEAMS:**

Moisture/Rot noted, A foundation contractor should be called to make further evaluation and repairs as needed.

**FLOOR JOISTS:**

Appear in average to good condition Prefabricated floor trusses are in use.

# ***GARAGE - CARPORT***

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## ***TYPE:***

**LOCATION:**

Attached.

## ***ROOF:***

**CONDITION:**

Same as house.

## ***FLOOR:***

**CONDITION:**

Appears in good to average overall condition.

## ***FIRE WALL:***

**CONDITION:**

Appears serviceable.

## ***GARAGE DOOR(S):***

**CONDITION:**

Appears to be in good working order and in good overall condition Automatic door opener(s)- operational.

# **ELECTRICAL SYSTEM**

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## **SERVICE:**

**TYPE AND CONDITION:**

110/220 Volt, Circuit breakers, Appears serviceable.

## **ELECTRICAL PANELS:**

**MAIN PANEL  
LOCATION AND  
NOTES:**

Garage.

**SUBPANEL #1  
LOCATION:**

Kitchen.

## **CONDUCTORS:**

**ENTRANCE CABLES:**

Copper.

**BRANCH WIRING:**

Appears serviceable.

## **SWITCHES & OUTLETS:**

**CONDITION:**

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

## HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### HEATING SYSTEM DESCRIPTION:

**LOCATION OF  
PRIMARY UNIT:**

Garage.

**SYSTEM TYPE:**

Forced Air.

**FUEL TYPE AND  
NOTES:**

Electric.

**APPROXIMATE AGE IN  
YEARS:**

15.

**SECONDARY HEATING  
SYSTEM:**

Stove or Fireplace.

### HEATING SYSTEM CONDITION:

**PRIMARY UNIT:**

Appears operational.

**BURNERS/HEAT  
EXCHANGERS:**

Burner Flame(s) appear typical, The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

**PUMP/BLOWER FAN:**

Appears Serviceable.

**COMBUSTION AIR:**

Appears serviceable.

**VENTING:**

Appears serviceable.

**AIR PLENUM:**

Appears serviceable.

**AIR FILTERS:**

Suggest cleaning/changing filter.

**NORMAL CONTROLS:**

Appear serviceable.

**GENERAL SUGGESTIONS:**

Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE:

**MATERIAL:**

Copper.

**CONDITION:**

Appears serviceable, Water meter is located, at the south side of the house. Valve is operational.

### SUPPLY LINES:

**MATERIAL:**

Combination of materials.

**CONDITION:**

Appears serviceable.

### WASTE LINES:

**MATERIAL:**

Copper.

**CONDITION:**

Appears serviceable.

### HOSE FAUCETS:

**OPERATION:**

Sample operated, appeared serviceable.

### WATER HEATER:

**TYPE:**

Electric.

**SIZE:**

50 Gallons.

**LOCATION:**

Utility room.

**CONDITION:**

Appears serviceable, Pressure relief valve noted, not tested.

**SEPTIC SYSTEM:**

**SEPTIC TANK  
LOCATION:**

Left of house.

**DRAIN FIELD  
LOCATION:**

Front yard.

**SYSTEM CONDITION:**

Not tested.



## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### DOORS:

#### MAIN ENTRY DOOR:

Appears in good working order.

#### OTHER EXTERIOR DOORS:

French.

#### INTERIOR DOORS:

Appears serviceable.

### WINDOWS:

#### TYPE & CONDITION:

Vinyl, A representative sampling was taken. Windows as a grouping are generally operational.

### INTERIOR WALLS:

#### MATERIAL & CONDITION:

Drywall, General condition appears serviceable, Stored items or furnishings prevent full inspection.

### CEILINGS:

#### TYPE & CONDITION:

Drywall, General condition appears serviceable.

### FLOORS:

#### TYPE & CONDITION:

Carpet, Vinyl, Wood, General condition appears serviceable, Stored items or furnishings prevent full inspection.

**STAIRS & HANDRAILS:**

**CONDITION:**

Interior stairs serviceable, Stair handrail serviceable.

**FIREPLACE/WOOD BURNING DEVICES:**

**LOCATION - TYPE -  
CONDITION:**

Location #1: Free-Standing type, Mortar joints are intact, Damper is operational,  
Recommend cleaning before use.

**SMOKE / FIRE DETECTOR:**

**COMMENTS:**

Smoke alarm(s) responded to test button operation.

## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

**TYPE AND CONDITION:**

Porcelain, Appears serviceable.

### RANGE/COOK TOP AND OVEN:

**TYPE/CONDITION:**

Electric, Appears serviceable.

### VENTILATION:

**TYPE AND CONDITION:**

External.

### REFRIGERATOR:

**TYPE AND CONDITION:**

Electric, Older model appliance.

### DISHWASHER:

**CONDITION:**

Appears serviceable, Older model appliance. Unit is near the end of its useful life.

### GARBAGE DISPOSAL:

**CONDITION:**

Appears serviceable.

### INTERIOR COMPONENTS:

**COUNTERS AND CABINETS:**

Counters are Formica (plastic laminate) with minor wear noted.

**WALLS/CEILINGS/ FLOORS:**

Walls and ceilings appear serviceable.

**WINDOWS/DOORS:**

Appear serviceable.

**SWITCHES/FIXTURES/ OUTLETS:**

Outlets within 6 feet of the sink are not GFCI protected.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain and Air Ducts, All Rights Reserved. Servicing washing machines are not

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operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY:**

**LOCATION:**

Hall closet.

**CONDITION:**

Plumbing appears serviceable, 220 Service-operational, Dryer venting is provided.

## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### BATHROOM AREA:

**BATH LOCATION:**

Hall.

**CONDITION OF SINK:**

Appears serviceable, The following problems were noted at the sink:

**CONDITION OF TOILET:**

The following problems were noted at the toilet: A new wax seal should be installed under loose toilets having active leakage.

**TUB/SHOWER  
PLUMBING FIXTURES:**

Appears serviceable.

**TUB/SHOWER AND  
WALLS:**

Tub and shower areas appear serviceable.

**BATH VENTILATION:**

Appears serviceable.

### BATHROOM AREA:

**BATH LOCATION:**

Hall.

**CONDITION OF SINK:**

Appears serviceable.

**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER  
PLUMBING FIXTURES:**

Minor leakage is noted at faucet handles.

**TUB/SHOWER AND  
WALLS:**

Caulking and/or re-grouting is needed to prevent water intrusion.

**BATH VENTILATION:**

Appears serviceable.