

Home Inspection Report



1111 First Ave. Seattle WA

Report Prepared For:
James Miller

Report Prepared By:
Dave Richardson

4/19/2004



GENERAL INFORMATION

PROPERTY LOCATION:

1111 First Ave
Seattle, WA 86766

REPORT NUMBER:

REP000009

INSPECTION DATE:

April 19, 2004

REPORT DATE:

April 19, 2004

CLIENT(s):

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TABLE of CONTENTS

GENERAL INFORMATION	2
TABLE of CONTENTS	3
INTRODUCTION & STRUCTURAL OVERVIEW	4
PURPOSE AND SCOPE.....	5
EXCLUSIONS AND LIMITATIONS	6
STRUCTURAL SYSTEM	7
EXTERIOR.....	9
LANDSCAPE AND SITE DRAINAGE	11
ROOF SYSTEM.....	12
ELECTRICAL SYSTEM	15
HEATING SYSTEM	17
INTERIOR.....	19
APPLIANCES.....	20
BATHROOMS.....	21
INSULATION AND VENTILATION.....	22
FIREPLACES AND SOLID FUEL BURNING APPLIANCES.....	23

INTRODUCTION & STRUCTURAL OVERVIEW

This report summarizes the verbal briefing delivered during our inspection of 1111 First Ave, Seattle, WA, conducted April 19, 2004. The residence was occupied when the inspection was conducted. The buyer and buyers agent were present during the inspection. The temperature was approximately 65 degrees and it was sunny.

The residence is a two story detached, wood frame, single-family dwelling. It has three bedrooms, one kitchen, and one and a half bathrooms and a partially finished basement. The location of nearest fire hydrant is within 500 yards. The home is approximately 1320 Sq. Ft.. The entrance of the home faces west. The location of nearest fire hydrant is within 500 yards.

PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

EXCLUSIONS AND LIMITATIONS

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

STRUCTURAL SYSTEM

In accordance with the ASHI® standard of practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Our inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist.

Construction Type

Structure Type: residence is a two story
Attached: detached
Construction Type: wood frame
Residence Style: single-family dwelling
Supporting Foundation: a partially finished basement

Foundation Type: basement
Foundation Material: unreinforced concrete

Wall Studs: 2 by 6
Wall On-Center: 16-inch
Wall Sheathing: oriented strand board over skip sheathing

Floor Framing: platform framing
Floor Joists: 2 by 10 joists
Floor On-Center: 16-inch
Floor Sheathing: T & G plywood sheathing

Roof Assembly Type: manufactured truss assembly
Rafter Support: 2 by 6
Rafter/Support On-Center: 24-inch
Roof Sheathing: plywood sheathing

Ceiling Joist: 2 by 8
Ceiling Joist On-Center: 24-inch

Attic Entrance Inspection

Inspection method: Flashlight
Entrance Location: a ceiling hatch in a hallway closet

OBSERVATIONS:

1. **AREA OF CONCERN:** There is firewood, lumber or other organic debris in contact with the exterior of the home that needs to be immediately removed. Wood debris or firewood stacked against a home can block foundation vents and attract wood-destroying insects and vermin. All lumber or firewood should be stacked as far away

from the home as possible on elevated racks with good overhead cover so it can remain dry.

2. **POORLY MAINTAINED:** Heavy vegetation is growing against the sides of the foundation and house. This can lead to insect or vermin infestation and has even been known to result in substantial damage when shooters grow up and behind the siding into the framing. We recommend cutting back all vegetation around the perimeter of the house, leaving no less than six inches of clearance between any vegetation and the side of the home.

3. There are heavy tree roots bearing against the foundation. This can cause cracking and even displacement of the foundation walls, eventually threatening the structural integrity of the home. Besides the potential for structural damage, roots can damage or clog perimeter drain systems and waste lines. If actual damage to the foundation walls was seen or we believe exterior drains have been impacted, we have noted it elsewhere in this report. We see no good reason to allow tree roots of this size to grow this close to a foundation and suggest the client consult an arborist to determine the best method to either remove the offending roots or the entire tree.

4. **REPAIR NEEDED:** Our calculations determined that this attic is not sufficiently ventilated. This can result in unacceptable moisture-related conditions, such as mold, rot and delaminated roof sheathing and is believed to contribute to shortened service life of asphalt roofing materials. The generally accepted ratio of net-free vent space to the attic surface area is 1/300 when both upper and lower roof vents are used and 1/150 when only vents at the eaves or soffits are used. We recommend that a reputable contractor increase attic ventilation as necessary to meet these minimum requirements.

Probing is not done when doing so will damage finished surfaces, when no visible deterioration exists and if doing so requires our inspectors to be licensed pest control operators (PCO), unless the inspector involved is so licensed. Our inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.

EXTERIOR

In accordance with the ASHI® standard of practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Our inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

Foundation

Wall Surface Material: wood siding
Entry Door Types: solid wood
Eave Type: enclosed and vented vinyl soffit material

Sun Deck - Patio

Sun Deck Type: fabric-reinforced vinyl membrane
Sun Deck Location: in the back

Wood and wood composites are some of the most popular exterior cladding and trim materials. However, being organic wood is also the most susceptible to damage caused by moisture, and needs to be regularly and properly maintained.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. Finally, the paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the home touched up or repainted as necessary.

PERIODIC MAINTENANCE: Even decks of composite lumber need periodic maintenance to keep them free of algae that can make the surface very slick. We recommend cleaning composite decks annually by scrubbing with a mild detergent and then rinsing with clear water.

OBSERVATIONS:

1. The siding on the south side of the building is loose, split or otherwise damaged and needs to be repaired by a competent carpenter to ensure that the exterior envelope of the home remains weather tight.

2. **POORLY MAINTAINED:** The exterior paint is badly weathered and is faded, cracked, blistering or peeling. The exterior paintjob is what protects siding, trim, doors and windows from the weather. Depending on local climate, quality of paint and how well it is applied, most exterior paint lasts about 5 to 10 years before repainting becomes necessary. Subsequent paint maintenance (cleaning and/or touch-up) should be carried out annually as part of routine maintenance or as signs of weathering return. We recommend repainted in the relatively near future. Consult a professional painting contractor to discuss options and estimated cost.

3. **REPAIR NEEDED:** There is one or more damaged soffit vents that needs to be repaired before birds, rodents or insects use these as access points into the structure.

Our inspectors are NOT required to inspect or report on the presence or condition of recreational facilities, outbuildings, seawalls, break-walls and docks, window and door screening, shutters, awnings or similar seasonal accessories.

LANDSCAPE AND SITE DRAINAGE

In accordance with the ASHI© standard of practice pertaining to Landscaping and Drainage as they relate to the exterior, our inspectors are required to inspect walkways, patios and driveways leading to entrances and the vegetation, grading, surface drainage and retaining walls when they are likely to adversely affect the residence.

Slope and Drainage

Direction of Lot Slope: is relatively flat
Drainage Piping: Not Visible
Drains Connected to: municipal
Gutters Downspouts Drain: Onto Grade

Drives Walks and Patios

Driveway Types: asphalt
Walkway Type: concrete
Fence and Gate: rock work

OBSERVATIONS:

1. **POORLY MAINTAINED:** The asphalt driveway has some cracks or surface damage, that should be repaired before it progresses to the point where repair isn't viable. We recommend consulting a reputable paving contractor to discuss options and cost for repair.

Our inspectors are NOT required to inspect or report on the presence or condition of fences or erosion control. Earth stabilization measures, and geological, geo-technical and hydrological conditions are likewise not inspected or reported.

ROOF SYSTEM

In accordance with the ASHI® standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Our inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

Roof Covering

Roof Inspected: with a ladder

Roofing Materials: asphalt shingles

Material Condition: in the last half of it's expected service life

Flashing Type: asphalt roofing

Gutter Downspout

Gutter Downspout Type: aluminum

Gutters Downspouts Drain : Spill Out Onto Grades

Chimneys

Chimneys Type: One Masonry Stack, Single Flue-Fireplace

Fireplace Stove Locations: family room

An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection.

OBSERVATIONS:

1. The roof cover is aging normally. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

2. **NEEDS SERVICING:** Moss, algae or mildew growth was noted on portions of the roof. These organisms accelerate deterioration of the roof surface through secretion of oxalic acid, a powerful corrosive.

It is recommended that the moss immediately be removed by cleaning and then replacing any components too badly damaged by the moss to use. Once cleaned, if such damage were to equal 25% or better of the total surface area, complete replacement would be advisable. High-pressure washing of the roof is not recommended, as this can further accelerate deterioration. Instead, the roof should be carefully cleaned using a combination of chemicals and brushing with a soft-bristled brush in combination with a low-pressure rinse of clear water.

3. **NEEDS SERVICING:** All gutters and downspouts were inspected and one or more was clogged with dirt, moss or debris. Clogged gutters and downspouts will eventually

overflow. This can sometimes result in the gutters being pulled off of the home or in significant moisture damage to fascias, soffits, frieze, walls or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.

Our inspectors are NOT required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.

PLUMBING SYSTEM

In accordance with the ASHI © standard of practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Our inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

Supply and Piping

Supply and Waste System: a municipal supply and waste system

Service Piping Size: 1-inch

Service Piping Type: PVC plastic

Branch Piping Size: 3/4-inch

Branch Piping Type: PVC plastic

Waste Piping: schedule 40 ABS plastic

Vent Piping: schedule 40 ABS plastic

Main Water Shut Off Location: in the basement bathroom

Main Water Regulator Location: in the basement bathroom

Main Floor Drain Location: in the basement recreation room

Hot Water Heater

Water Heater Type: a conventional storage tank

Water Heater Energy Source: electricity

Capacity: 40 Gallons

Years in service: 2 to 3 years

The water heater is estimated to be 8 years old and is expected to have approximately 2 to 3 years of remaining service life. At least once a year, several gallons of water should be drained off the water heater to flush corrosive sediments from the tank. Additionally, the anode rod inside the tank needs to be replaced by a licensed plumber at 5 to 7 year intervals. This will improve the quality of hot water and increase the likelihood that the water heater can last its entire expected service life.

OBSERVATIONS:

1. **REPAIR NEEDED:** There are dripping faucets that need immediate correction.
2. The toilet in the basement bath has a very weak flush and may be prone to clogging. This could simply be a design flaw with this particular toilet or the holes at the bowl rim may be occluded with lime and need to be cleaned out. This will require further investigation and correction as appropriate.

Our inspectors are NOT required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. We DO NOT determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

ELECTRICAL SYSTEM

In accordance with the ASHI® standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Our inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

Service Entry

Service Drop Type: overhead solid 3-wire
Service Entry Conductor: copper-clad aluminum
Meter Location: side of the residence
Service Ground Conductor: is a bare aluminum
Service Ground Location: water pipe inside the residence

Main Disconnect

Main Disconnect Type: breaker
Main Disconnect Rating: 100 amp
Main Disconnect Location: adjacent to main service entrance panel

Main Panel

Service Entrance Panel Location: basement
Panel Style: Breaker
Amperage Rating: 100 amps
Voltage Rating: 110/220 volts

OBSERVATIONS:

1. The main service panel appears to have no room for future upgrades or additions to the system.
2. A representative number of fixtures, electrical outlets and switches were tested.
3. Ground fault circuit interrupters (GFCI) are installed in the main bathroom. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.
4. A representative number of the electrical receptacles in this home were tested and found to have the correct polarity and grounding.
5. **NEEDS SERVICING:** There is heavy corrosion at the connection where the grounding electrode conductor from the service panel is clamped to the water pipe ground.

Corrosion will increase ground impedance to unacceptable levels. The connections between the clamp and the pipe need to be cleaned.

6. The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

7. There aren't any switched lights for mechanical equipment in the attic of this home. In order for a homeowner to properly and safely inspect or perform periodic maintenance on mechanical systems, the area where the equipment is installed needs to be adequately lit. We recommend having switched lights installed in this area.

Our inspectors are NOT required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also NOT required to measure amperage draw, line voltage or ground impedance.

HEATING SYSTEM

In accordance with the ASHI® standard of practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Our inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

Heating Systems

Type of Heating System: a forced air oil furnace
Heating System Location: in the basement utility room
Location Electric Safety Switch: within sight of the furnace/boiler unit
Type of Thermostats: non-programmable
Location of Thermostats: the main floor hall

Furnace

Make: Lennox
Model: BX8876
BTU: 2500 KW
Serial: 778475RE-W334
Last Service Date: Feb 2002
No inspection tag was found on the heating system at the time of the inspection. : NO

Oil System

Tank Above or Below Ground: aboveground
Location of Tank: at the rear
Exterior Fuel Cutoff Location: at the base of the oil tank
Fuel Line Plumbing: flexible copper tubing

Ducting Ventilation

Type of Ducting: Galvanized Sheetmetal
Type of Return Ducting: Galvanized Steel Sheetmetal

Air Filter

Location: Return Before Furnace
Type: a fiberglass cartridge
Width: 14"
Height: 22"
Depth: 2"

Exhaust

Exhaust Vent Type: single-wall metal
Exhausts Through: exhausts into an unlined masonry chimney

OBSERVATIONS:

1. No inspection tag was found on the heating system at the time of the inspection.

2. The normal sequence of operating modes was executed with no obvious defects noted.
3. The fuel oil tank was examined and appeared to be sound and free of any leaks.
4. **ATTENTION:** When this oil furnace/boiler fires up there is an excess odor of fuel oil present near the furnace. We recommend having this checked by a reputable/professional HVAC firm and corrected as necessary.
5. **NEEDS SERVICING:** The furnace filter was very dirty and should be cleaned if it is a reusable type or replaced if it is a disposable type.

Our inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

INTERIOR

In accordance with the ASHI® standard of practice pertaining to Interiors, there is NO requirement for the report to describe any interior components or finishes. Our inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.

Room Interior

Wall Surface Type: drywall
Ceiling Surface Type: drywall
Flooring Type: wall-to-wall carpet

Windows and Doors

Window Frame Type: aluminum
Window Pane Type: double-glazed
Safety Glazing: doors from the living room to the deck
Inside Door Type: composition, hollow-core panel

OBSERVATIONS:

1. There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.
2. There are pathways worn into some portions of the carpeting in the home. We recommend having these portions of the carpeting replaced.
3. **ATTENTION:** There are double-glazed window units that have failed seals and should be replaced. A failed seal only marginally affects the insulative characteristics of a windowpane, but the characteristic fogging between the glass can be unsightly and makes it difficult to see through a window. We recommend having a professional window installer repair all of the windows as necessary. Estimated cost of repair is \$75 - \$200 per unit installed subject to size.

Our inspectors are NOT required to inspect paint, wallpaper or other finish treatments, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.

APPLIANCES

Inspection Will Include: range, refrigerator, dishwasher, washer and dryer

Kitchen

Number of Kitchens: one
Kitchen Fans: Over Stove
Flooring Materials: sheet vinyl
Cabinet Types: face frame style composition board
Counter top types: laminate

Range

Range Style: a freestanding type
Fuel: electric
Make: Sears
Model: Empress
Serial: BS-8867V

Refrigerator

Refrigerator Style: over-under refrigerator/freezer
Fuel: an electric
Make: Sears
Model: Fresh Touch
Serial: 867-FFS2243

Dishwasher

Dishwasher Style: an under-counter type
Make: Admiral
Model: QuickWash

Washing Machine

Washing Machine Type: top-loading clothes washer
Make: Inglis
Model: QuickScrub
Serial: 8867VEP33

Clothes Dryer

Clothes Dryer Type: an electric clothes dryer
Make: Inglis
Model: HotAir
Serial: JH776-223V

OBSERVATIONS:

1. There is one or more shelves missing from the refrigerator that needs to be replaced.

BATHROOMS

Bathrooms Details

Number of Bathrooms: two

Bathroom Fans: All Bathrooms

Bathroom Flooring Materials: sheet vinyl and vinyl tiles

Cabinet Types: face frame style composition board

Counter Top Types: laminate

Plumbing Fixtures: ceramic

Tub Surrounds: ceramic tile

OBSERVATIONS:

1. One or more door handles are missing from the cabinets.
2. **NEEDS SERVICING:** There are dripping faucets in the upstairs bathroom that need immediate correction.
3. The showerhead in the downstairs bathroom leaks badly and should be repaired or replaced.

INSULATION AND VENTILATION

In accordance with the ASHI® standard of practice pertaining to Insulation and Ventilation Systems, this report describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Our inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible, ventilation of attics and foundation (crawl space) areas and mechanical ventilation systems, if present.

Attic Locations and Access

Attic Spaces: one

Attic Access Locations: hallway

Certificate Posted: basement

Certificate Insulation Locations: attic and walls only

Attic Floor Insulation

Insulation Type: fiberglass batting and cellulose

Insulation Measure: 6 inches

Insulation R-Value: 6

Vapor Retarder: polyethylene plastic

Wall Insulation

Insulation Type: fiberglass batting

Insulation Measure: 2-1/2-inches

Insulation R-Value: 4

Vapor Retarder: polyethylene plastic

Retarder Location: warm side of wall

Attic Ventilation

Attic Ventilation Type: Passive Ventilation

Attic Ventilation Intake Location: Continuous Soffit Vents

Attic Exhaust Ventilation: Roof Vents

OBSERVATIONS:

1. The insulation level in the home is typical for homes this age.
2. **AREA OF CONCERN:** Signs of vermin-trails through/over the insulation, droppings, urine spots and nesting materials - were found in this attic. This may or may not be a condition that has already been resolved. It is recommended that further inspection be done by a licensed pest control operator/exterminator and remediation as necessary.

Our inspectors are NOT required to determine indoor air quality or disturb insulation or vapor retarders, unless required by law.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

In accordance with the ASHI® standard of practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Our inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.

Fireplace Location: Masonry, Wood-Burning Insert
Fireplace Location: family room
Supply Air: by scavenging room air
Fireplace liner: a firebrick liner
Fireplace liner: a raised hearth
Fireplace operation: Appears To Be Operating As Expected

Our inspectors are NOT required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, firescreens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.

Regards,

Dave Richardson
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