



Brick 2 Beam
Home Inspection



HOME INSPECTION REPORT

1234, Sample Dr, WA 98045

Inspection Date:

Friday, May 22, 2015

Prepared For:

Jon Doe

Report Summary

Items Not Operating

Major Concerns

Potential Safety Hazards

Loose hand rail
Tripping hazard rear service walk
Missing GFCI in kitchen
No anti tip device on range
Outlets not grounded
TEMPATURE RELIEF VALVE missing drip leg

Open joints or cracks in firebrick recommend properly sealing
Handrail missing, potential safety issue. Recommend installing handrail

Deferred Cost Items

10-15+
15-20+

Improvement Items

Cracks on service walks and steps
Loose brick areas on exterior siding
Hose bib not secure
Cracked siding
Soffit displaced
Kitchen cabinet loose
Cracks in firebrick
Tub to floor Union recommend caulking

Items To Monitor

Report Overview

House in Perspective

Average Quality/Well Maintained

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

West

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Receipt/Invoice

Brick 2 Beam Home Inspection
PO Box 1028
North Bend, WA 98045
(425) 802-1692

Date: Fri. May. 22, 2015 4:38

Inspection Number: 1

Inspected By: Kyle Smith

Client: Jon Doe

Inspection

Fee

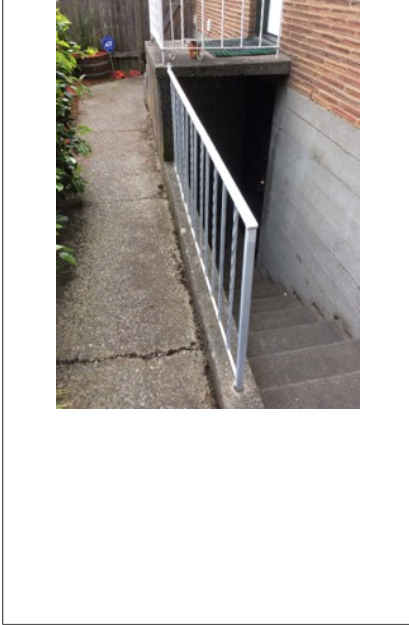
Total

\$0.00

Grounds

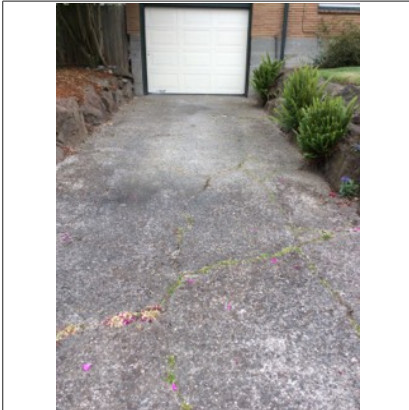
Service Walks

Material Concrete
Condition Marginal Trip hazard Settling cracks
Photos



Driveway/Parking

Material Concrete
Condition Marginal Typical cracks Fill cracks and seal
Photos



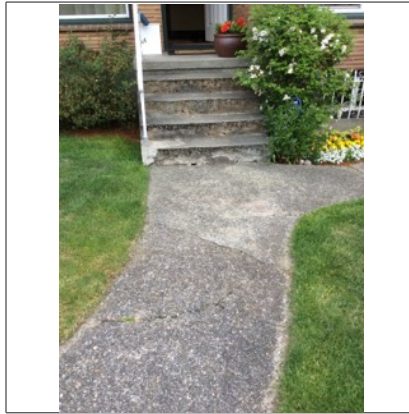
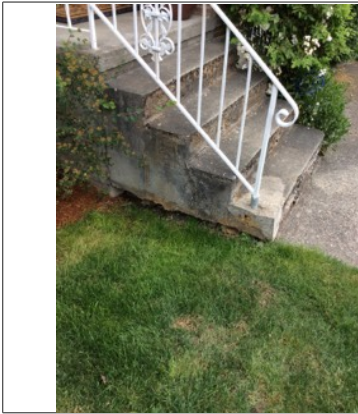
Porch

None

Stoops/Steps

Material Concrete
Condition Poor Cracked
Comments Steps should be back filled and supported from underneath to prevent future cracking and damage

Photos



Patio

None

Deck/Balcony

None

Deck/Patio/Porch Covers

None

Fence/Wall

Type Wood

Condition Marginal

Gate Satisfactory

Landscaping affecting foundation

N/A

Retaining wall

None

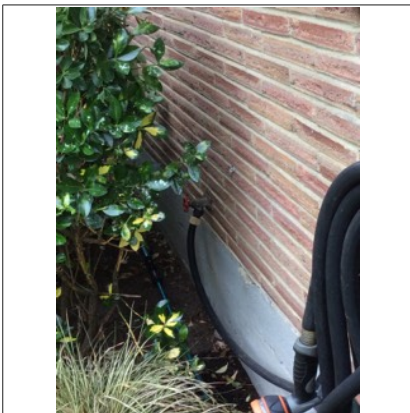
Hose bibs

Condition Satisfactory Marginal Recommend Anti-siphon valve

Operable Yes

Comments Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device, recommend installing
Hose bib connection to exterior wall is loose, recommend repair

Photos



Roof

General

Visibility All
Inspected From Roof

Style of Roof

Type Hip
Pitch Medium
Roof #1 Type:
Asphalt
Layers:
1 Layer
Age:
5-10+
Roof #2 None
Roof #3 None

Ventilation System

Type Roof

Flashing

Material Galv/Alum
Condition Satisfactory

Valleys

Material Galv/Alum
Condition Satisfactory

Condition of Roof Coverings

Roof #1 Satisfactory
Roof #2 N/A
Roof #3 N/A

Skylights

N/A

Plumbing Vents

Condition Satisfactory

Exterior

Chimney(s)

Location(s) Middle of Roof
Viewed From Roof
Rain Cap/Spark Arrestor Yes
Chase Brick
Evidence of No apparent defects
Flue Unlined
Evidence of No apparent defects
Condition Satisfactory

Gutters/Scuppers/Eavestrough

Condition Satisfactory Needs to be cleaned
Material Galvanized/Aluminum
Leaking No apparent leaks
Attachment Satisfactory
Extension needed N/A

Siding

Material Block/Brick Metal/Vinyl Loose/Missing/Holes
Condition Satisfactory Recommend repair/painting
Comments Siding had some damage, recommend repairing/replacing damaged sections
Photos



Trim

Material Vinyl
Condition Satisfactory

Soffit

Material Vinyl
Condition Satisfactory
Comments Holes/damage, recommend repair

Photos



Fascia

Material Vinyl
Condition Satisfactory

Flashing

Material Aluminum/Steel
Condition Satisfactory

Caulking

Condition Satisfactory

Windows/Screens

Condition Satisfactory
Material Vinyl
Screens Not installed
Comments Some screens not installed.

Storms Windows

None

Slab-On-Grade/Foundation

Foundation Wall Poured concrete
Condition Satisfactory
Concrete Slab Satisfactory

Service Entry

Location Overhead
Condition Satisfactory
Exterior receptacles Yes Operable: Yes No Condition: Satisfactory Marginal Poor
GFCI present Yes Operable: Yes No

Building(s) Exterior Wall Construction

Type Masonry
Condition Satisfactory

Exterior Doors

Main Entrance Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Patio Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Rear door Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Other door N/A

Garage/Carport

Type

Type Attached 1-Car

Comments Garage weather stripping damaged at areas, recommend repair

Photos



Automatic Opener

None

Safety Reverse

None

Roofing

Material Same as house

Gutters/Eavestrough

Condition Same as house

Siding

Material Same as house

Condition Satisfactory

Trim

Material Same as house

Condition Satisfactory

Floor

Material Concrete

Condition Satisfactory

Source of Ignition within 18" of the floor N/A

Sill Plates

Not Visible

Overhead Door(s)

Material Wood

Condition Satisfactory

Recommend Priming/Painting Inside & Edges No

Exterior Service Door

None

Electrical Receptacles

Yes Operable: Yes No

Garage/Carport

Electrical Receptacles cont.

Reverse polarity No

Open ground Yes

GFCI Present No

Fire Separation Walls & Ceiling

Present

Condition Satisfactory

Moisture Stains Present No

Typical Cracks No

Fire door Not verifiable

Self closure N/A

Kitchen

Countertops

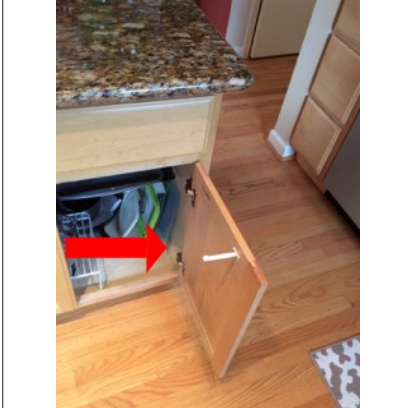
Condition Satisfactory

Cabinets

Condition Satisfactory

Comments Recommend hinges be tightened.

Photos



Plumbing

Faucet Leaks No

Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

Walls & Ceiling

Condition Satisfactory

Heating/Cooling Source

Yes

Floor

Condition Satisfactory Squeaks

Appliances

Disposal Operable: Yes No

Oven Operable: Yes No

Range Operable: Yes No

Dishwasher Operable: Yes No

Trash Compactor N/A

Exhaust fan Operable: Yes No

Refrigerator Operable: Yes No

Microwave Operable: Yes No

Other Operable: Yes No

Dishwasher airgap No

Dishwasher drain line looped No

Receptacles present Yes Operable: Yes No

GFCI Yes Operable: Yes No Recommend GFCI Receptacles: Yes No

Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes

Comments No anti tip device on range

Laundry Room

Laundry

- Laundry sink** N/A
Faucet leaks No
Pipes leak No
Cross connections No
Heat source present No
Room vented No
Dryer vented Wall
Electrical Open ground/reverse polarity: Yes No
GFCI present No
Appliances Washer Dryer
Washer hook-up lines/valves Satisfactory
Gas shut-off valve N/A

Bathroom

Bath

- Location** Main floor
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No
- Whirlpool** No
- Shower/Tub area** Fiberglass Condition: Satisfactory Marginal Poor Rooted floors
Caulk/Grouting needed: Yes No
Where:
Caulk recommended at Floor to tub junction
- Drainage** Satisfactory
- Water flow** Satisfactory
- Moisture stains present** No
- Doors** Satisfactory
- Window** Satisfactory
- Receptacles present** Yes Operable: Yes No
- GFCI** No Recommend GFCI
- Open ground/Reverse polarity** Yes
- Heat source present** Yes
- Exhaust fan** Yes Operable: Yes No
- Photos**

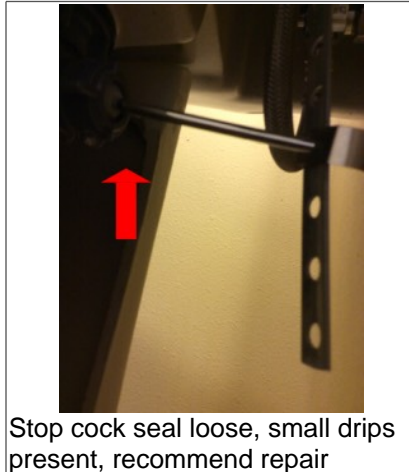


Bathroom (1)

Bath

Location Basement
Sinks Faucet leaks: Yes No Pipes leak: Yes No
Tubs N/A
Showers Faucet leaks: Yes No Pipes leak: Yes No Not Visible
Toilet Bowl loose: Yes No Operable: Yes No
Whirlpool No
Shower/Tub area Ceramic/Plastic Condition: Satisfactory Marginal Poor Rooted floors
 Caulk/Grouting needed: Yes No
Drainage Satisfactory
Water flow Satisfactory
Moisture stains present No
Doors Satisfactory
Window None
Receptacles present Yes Operable: Yes No
GFCI No Recommend GFCI
Open ground/Reverse polarity No
Heat source present No
Exhaust fan No
Comments Pipes are leaking - recommend repair and/or replacement
 Recommend caulking/grouting in shower/tub area
 Exhaust fan not present.

Photos



Room

Room

Location Second floor
Type BEDROOM
Walls & Ceiling Satisfactory
Moisture stains No
Floor Satisfactory
Ceiling fan None
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard
Heating source present Yes Holes: Doors Walls Ceilings
Bedroom Egress restricted No
Doors Satisfactory
Windows Satisfactory

Room (1)

Room

Location First floor
Type BEDROOM
Walls & Ceiling Satisfactory
Moisture stains No
Floor Satisfactory
Ceiling fan None
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard
Heating source present Yes Holes: Doors Walls Ceilings
Bedroom Egress restricted No
Doors Satisfactory
Windows Satisfactory

Room (2)

Room

Location First floor
Type GUEST BEDROOM
Walls & Ceiling Satisfactory
Moisture stains No
Floor Satisfactory
Ceiling fan None
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard
Heating source present Yes Holes: Doors Walls Ceilings
Bedroom Egress restricted No
Doors Satisfactory
Windows Satisfactory

Interior

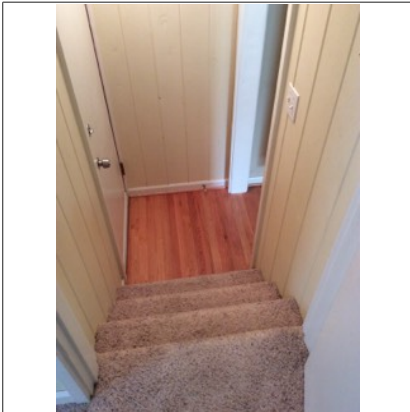
Fireplace

Location(s) Living room
Type Wood
Material Masonry
Miscellaneous Damper operable: Yes No Open joints or cracks in firebrick/panels should be sealed
Damper modified for gas operation N/A
Hearth extension adequate Yes
Mantel Secure
Physical condition Satisfactory Recommend having flue cleaned and re-examined
Photos



Stairs/Steps/Balconies

Condition Satisfactory
Handrail Safety hazard Hand Rail/Railing/Balusters recommended
Risers/Treads Satisfactory
Comments Handrail missing, potential safety issue. Recommend installing handrail
Photos



Smoke/Carbon Monoxide detectors

Smoke Detector Present Operable: Yes No Not tested Recommend additional
CO Detector Present Operable: Yes No Not tested Recommend additional

Attic/Structure/Framing/Insulation

Access Scuttlehole/Hatch
Inspected from Access panel In the attic
Location Other
Access limited by Insulation
Flooring None
Insulation Cellulose Depth: 5"

Interior

Attic/Structure/Framing/Insulation cont.

- Installed in** Between ceiling joists
Vapor barriers Not Visible
Ventilation Ventilation appears adequate
Fans exhausted to Outside: Yes No
HVAC Duct Satisfactory
Chimney chase Satisfactory
Structural problems observed No
Roof structure Rafters Knee wall
Ceiling joists Wood
Sheathing OSB
Evidence of condensation No
Evidence of moisture No
Evidence of leaking No
Firewall between units N/A
Electrical No apparent defects

Basement

Stairs

Condition Satisfactory
Handrail Yes
Headway over stairs Low clearance

Foundation

Condition Satisfactory
Material Poured concrete
Horizontal cracks None
Step cracks None
Vertical cracks None
Covered walls East West
Movement apparent None
Indication of moisture No

Floor

Material Concrete carpet
Condition Satisfactory

Seismic bolts

N/A

Drainage

Sump pump No
Floor drains Not Visible

Girders/Beams

Not Visible

Columns

Condition Satisfactory
Material Wood

Joists

Not Visible

Subfloor

Not Visible

Plumbing

Water service

Main shut-off location Outside at curbside

Water entry piping Copper/Galv.

Lead other than solder joints No

Visible water distribution piping Copper

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Cross connection: Yes No Safety Hazard

Drain/Waste/Vent pipe Cast iron PVC

Condition Satisfactory

Support/Insulation N/A

Traps proper P-Type Yes

Drainage Satisfactory

Interior fuel storage system N/A

Fuel line Black iron

Condition Satisfactory

Main fuel shut-off location

Location In the basement

Water heater #1

General Brand Name:
State industries

Serial #: M03507675

Capacity:

80

Approx. age:

10-15+

Type Electric

Combustion air venting present N/A

Seismic restraints needed No

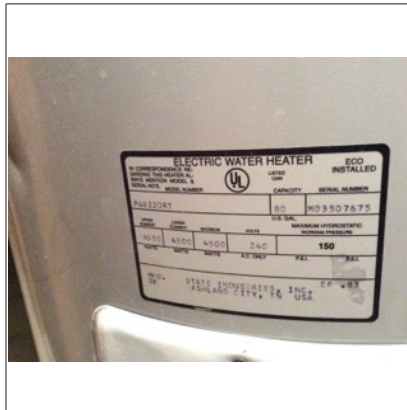
Relief valve Yes Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe N/A

Condition Marginal

Comments Water heater nearing end of manufacturers recommend life, recommend repair
Temperature-Pressure relief valve extension should be 4"-6" off of the floor - this is a Safety Concern.

Photos



Heating System

Heating system

Unit #1 Brand name: Thermo
 Approx. age: 15-20+
 Model #: ol5-f58b Serial #: an580159 Satisfactory
Unit #2 None
Energy source Oil
Warm air system Belt drive
Heat exchanger Sealed Not Visible
Carbon monoxide N/A
CO test Tester: TIFF 8800
Combustion air venting present Yes
Controls Disconnect: Yes No Normal operating and safety controls observed
Distribution Metal duct
Flue piping Satisfactory
Filter Standard Satisfactory
When turned on by thermostat Fired Proper operation: Yes No Not tested
Heat pump N/A
Sub-slab ducts N/A
System not operated due to N/A
Photos



Electric/Cooling System

Main panel

Location Basement
Condition Satisfactory
Amperage/Voltage 200a 120v/240v
Adequate Clearance to Panel Yes
Breakers/Fuses Breakers
Appears grounded Yes
GFCI breaker No
AFCI breaker No
Main wire Copper
Branch wire Copper Aluminum
Branch wire condition Satisfactory Romex

Sub panel(s)

None apparent

Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory Squeaks

Ceiling fan Satisfactory

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard

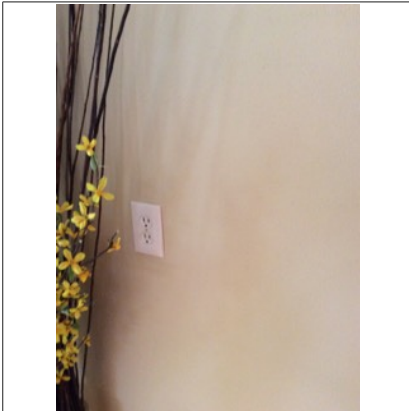
Heating source present Yes Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A

Doors Satisfactory

Windows Satisfactory

Photos



Loose receptacle, recommend re-tighten/repair

Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard

Heating source present Yes Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A

Doors None

Windows Satisfactory