



Home Inspection Report



1234 Main St, Spokane , WA 99205

Inspection Date:

Sunday March 19, 2017

Prepared For:

Sample Report

Prepared By:

Home Pride Inspections
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Report Number:

1805016

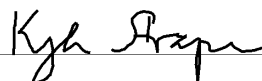
Inspector:

Kyhra Strampe

License/Certification #:

WA--2087

Inspector Signature:



Report Summary

Items Not Operating

- **Second floor receptacle**

Major Concerns

- **Main Panel**

Potential Safety Hazards

- **Range anti-tip bracket**
- **Basement wiring**
- **Porch guardrails**
- **Stair handrails**

Deferred Cost Items

- **Water Heater**

Improvement Items

- **Gutters**

Report Overview

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.

Visual Inspection Only

Main Entrance Faces

North

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Cloudy
Windy

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

75+

Grounds

Service Walks

- Material** Concrete
- Condition** Satisfactory Typical cracks

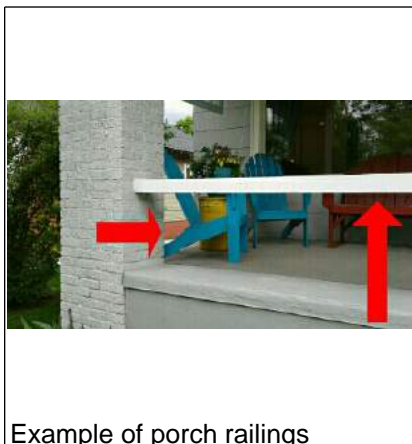
Driveway/Parking

- Material** Concrete Asphalt
- Condition** Satisfactory Settling Cracks
- Comments** The driveway had some cracking and settlement, this can be a potential tripping hazard, I would recommend repair by a licensed contractor.

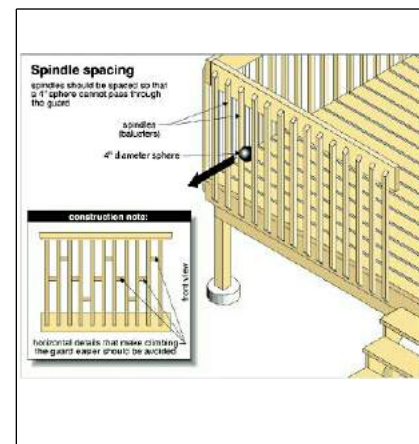
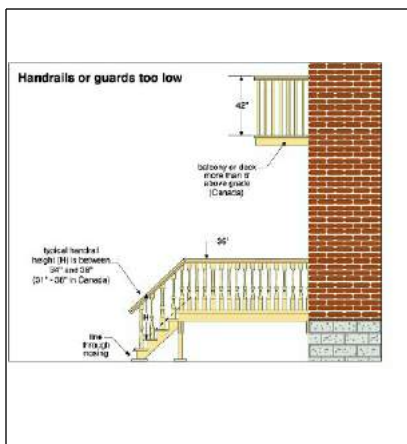
Porch

- Condition** Satisfactory Railing/Balusters recommended
- Support Pier** Concrete
- Floor** Satisfactory
- Comments** The porch did not have modern height guardrails to protect from falling off the porch, this was common for a house this age but is a potential safety hazard, I recommend a licensed contractor install the proper guardrails.
The porch guardrail balusters were not present, this is a typical modern safety standard for small humans, this is a safety hazard, I recommend repair by a licensed contractor.

Photos



Example of porch railings



Stoops/Steps

- Material** Concrete Railing/Balusters recommended
- Condition** Satisfactory
- Comments** The front and back steps did not have handrails to protect from falling off steps, this was common for a house this age but is a potential safety hazard, I recommend a licensed contractor install the proper handrails.
The back step guardrail balusters were spaced farther apart than typical safety standards for small humans, this is a safety hazard, I recommend repair by a licensed contractor.

Photos

Grounds



Example of missing handrail and guardrail spacing

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

Comments The patio door did not open easily, the base of the door drug on the concrete, I recommend adjustment by a licensed contractor.

Patio

Material Concrete

Condition Satisfactory Typical cracks

Comments

Deck/Balcony

None

Deck/Patio/Porch Covers

Condition Satisfactory Posts/Supports need Repair Moisture/Insect damage

Comments The patio cover support posts had some damaged wood at the bases due to moisture, I recommend repair by a licensed contractor.

Photos

Grounds



Example of damaged support posts

Fence/Wall

- Type** Wood Chain Link
Condition Satisfactory
Gate Satisfactory Operable: Yes No

Landscaping affecting foundation

- Negative Grade** Satisfactory

Slab-On-Grade/Foundation

- Foundation Wall** Poured concrete
Condition Satisfactory
Concrete Slab N/A

Retaining wall

- None

Hose bibs

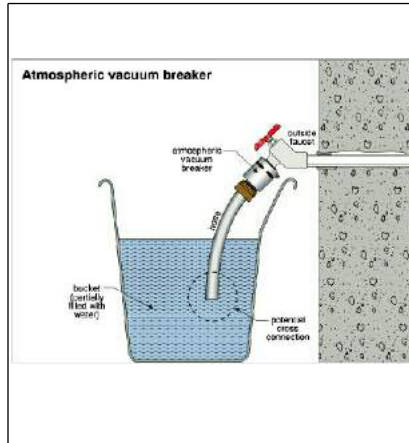
- Condition** Satisfactory No anti-siphon valve Recommend Anti-siphon valve
Operable Yes

Comments The hose bib(s) were not equipped with anti-siphon devices, a possible cross connection can occur without the anti-siphon device, I recommend installing.

Photos



Water pressure



Roof

General

Visibility All

Inspected From Roof

Style of Roof

Type Gable Hip

Pitch Medium

Roof #1 Type: Asphalt
Layers: 1+ Layers
Age: 1-5+
Location: Main roof

Roof #2 Type: Metal
Layers: 1+ Layers
Age: 1-5+
Location: Porch

Roof #3 None

Ventilation System

Type Soffit Roof

Flashing

Material Galv/Alum

Condition Satisfactory

Valleys

Material Asphalt

Condition Satisfactory

Condition of Roof Coverings

Roof #1 Satisfactory

Roof #2 Satisfactory

Roof #3 N/A

Photos



Example of main roof covering



Example of patio roof covering

Chimney(s)

Location(s) Middle of Roof
North west

Roof

Chimney(s) cont.

Viewed From Roof

Rain Cap/Spark Arrestor Yes

Chase Brick

Evidence of No apparent defects

Flue Not Visible

Evidence of Not evaluated

Condition Satisfactory

Comments The flue were not visible, they were not evaluated.

Skylights

N/A

Plumbing Vents

Condition Satisfactory

Exterior

Gutters/Scuppers/Eavestrough

Condition Satisfactory Downspouts needed

Material Galvanized/Aluminum

Leaking No apparent leaks

Attachment Satisfactory

Extension needed North South West

Comments The gutter downspout(s) were not present at some areas of the home, I recommend a licensed contractor add downspout(s) where needed.
The gutters were only on a portion of the house, I recommend additional gutters where needed.

Photos



Example of needed downspout

Siding

Material Fiber-cement Typical cracks Possible Asbestos like Material

Condition Satisfactory

Comments The siding was possible asbestos like material, I recommend having the material tested before attempting to disturb or remove the siding.

Trim

Material Wood

Condition Satisfactory

Soffit

Material Wood

Condition Satisfactory

Fascia

Material Wood

Condition Satisfactory

Flashing

Material Wood

Condition Satisfactory

Caulking

Condition Satisfactory

Exterior

Windows/Screens

Condition Satisfactory
Material Wood Vinyl
Screens Satisfactory

Storms Windows

None

Service Entry

Location Overhead
Condition Satisfactory
Exterior receptacles Yes Operable: Yes No Condition: Satisfactory Marginal Poor
GFCI present Yes Operable: Yes No Recommend GFCI Receptacles
Comments GFCI outlet(s) were not present at the south exterior receptacle(s), this was typical practice for the age of the home, modern safety standards now consider this a potential safety hazard, I recommend a licensed electrician install appropriate GFCI outlet(s).

Building(s) Exterior Wall Construction

Type Not Visible
Condition Not Visible

Exterior A/C - Heat pump #1

Unit #1 Location: West exterior
 Brand: Goodman
 Model #: Vsx130241da
 Serial #: 1303139580
 Approximate Age: 1-5+
Condition Satisfactory
Energy source Electric
Unit type Air cooled
Outside Disconnect Yes Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30
Level Yes
Condenser Fins Satisfactory
Insulation Yes Replace
Improper Clearance (air flow) No
Comments There was damaged/missing insulation on the refrigerant line, I recommend replacing the insulation.

Exterior A/C - Heat pump #2

Unit #2 N/A

Garage/Carport

Type	
Type	<input checked="" type="checkbox"/> Detached <input checked="" type="checkbox"/> 1-Car
Automatic Opener	
Operation	<input checked="" type="checkbox"/> Not Tested
Comments	The garage was not accessible, the automatic opener was not tested or evaluated, I recommend further evaluation once the opener is accessible.
Safety Reverse	
Operation	<input checked="" type="checkbox"/> Not Tested
Comments	The automatic opener was not accessible, the photo eyes and safety reverse were not tested or evaluated, I recommend further evaluation once the opener is accessible.
Roofing	
Material	Type: Asphalt Approx. age: 5-10+ Approx. layers: 1+
Comments	The garage roof was showing normal wear but was in overall adequate condition.
Gutters/Eavestrough	
Condition	<input checked="" type="checkbox"/> Satisfactory
Comments	Gutters were only on a portion of garage, I recommend a licensed contractor install where need.
Siding	
Material	<input checked="" type="checkbox"/> Wood
Condition	<input checked="" type="checkbox"/> Satisfactory
Trim	
Material	<input checked="" type="checkbox"/> Wood
Condition	<input checked="" type="checkbox"/> Satisfactory
Floor	
Material	<input checked="" type="checkbox"/> Not Visible
Condition	<input checked="" type="checkbox"/> Not Evaluated
Comments	
Sill Plates	
	<input checked="" type="checkbox"/> Not Visible
Overhead Door(s)	
Material	<input checked="" type="checkbox"/> Fiberglass
Condition	<input checked="" type="checkbox"/> Satisfactory
Comments	The overhead garage door was only accessible from the front, inside portions of the overhead door were not evaluated.
Exterior Service Door	
Condition	<input checked="" type="checkbox"/> Satisfactory
Comments	Service door was locked and only evaluated from the outside.
Electrical Receptacles	
	<input checked="" type="checkbox"/> Not Visible

Garage/Carport

Fire Separation Walls & Ceiling

N/A

Kitchen

Countertops

Condition Satisfactory

Cabinets

Condition Satisfactory

Plumbing

Faucet Leaks No

Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

Walls & Ceiling

Condition Satisfactory

Heating/Cooling Source

No

Floor

Condition Satisfactory

Appliances

Disposal Operable: Yes No

Oven Operable: Yes No

Range Operable: Yes No Anti-tip Device Installed: Yes No Safety Hazard

Dishwasher Operable: Yes No Drain Line Looped: Yes No

Trash Compactor N/A

Exhaust fan Operable: Yes No

Refrigerator Operable: Yes No

Microwave Operable: Yes No

Receptacles present Yes Operable: Yes No

GFCI Yes Operable: Yes No

Open ground/Reverse polarity: Yes

Comments The appliances were only tested for operation, working or not. The quality or extent of operation was not part of the testing or inspection.
The dishwasher drain line was not looped beneath the countertop, I recommend repair.
There was no anti-tip bracket installed on the range, this is a safety hazard, I recommend installing anti-tip bracket.
GFCI outlet(s) were installed on the ungrounded circuit(s) to help protect the occupants but were not labeled ungrounded, I recommend placing a sticker on each outlet labeling it as not grounded.

Photos

Kitchen



Laundry Room

Laundry

Laundry sink Yes

Faucet leaks No

Pipes leak No

Cross connections No

Heat source present Yes

Room vented Yes

Dryer vented Wall

Electrical Open ground/reverse polarity: Yes No

GFCI present No Recommend GFCI Receptacles

Appliances Washer Dryer

Washer hook-up lines/valves Satisfactory

Gas shut-off valve N/A

Comments I recommend changing out the washer lines every 5 years.
GFCI outlet was not present at the laundry room receptacle, I recommend a licensed electrician install GFCI outlet.

Bathrooms

Bath

Location Basement bath
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 Tile Condition: Satisfactory Marginal Poor Rotted 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 Yes Operable: Yes No
Open ground/Reverse polarity No
Heat source present Yes
Exhaust fan Yes Operable: Yes No

Bath (2)

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 Condition: Satisfactory Marginal Poor Rotted floors
Drainage Satisfactory
Water flow Satisfactory
Moisture stains present No
Doors Satisfactory
Window Satisfactory
Receptacles present Yes Operable: Yes No
GFCI Yes Operable: Yes No
Open ground/Reverse polarity No
Heat source present Yes
Exhaust fan Yes Operable: Yes No

Rooms

Living Room

Location First floor

Walls & Ceiling Satisfactory Typical cracks

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Doors None

Windows Satisfactory

Living Room (2)

Location Basement

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

Heating source present Yes

Doors None

Windows Satisfactory

Dining Room

Location First floor

Walls & Ceiling Satisfactory Typical cracks Prior drywall repair

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Doors None

Windows Satisfactory

Room

Location Second floor

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Rooms

Room cont.

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Yes No

Heating source present Yes

Doors None

Windows Satisfactory

Comments Receptacle on North wall under the window did not have power, I recommend repair by a licensed electrician.

Bedrooms

Master Bedroom

Location First floor
NE

Walls & Ceiling Satisfactory Typical cracks Prior drywall repair

Moisture stains No

Floor Satisfactory Squeaks

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Bedroom

Location Basement
East

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

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Bedroom (2)

Location Basement
SE

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

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Bedroom (3)

Bedrooms

Bedroom (3) cont.

Location First floor
SW

Walls & Ceiling Satisfactory Typical cracks Prior drywall repair

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Comments The closet door(s) were not installed, I recommend installing.

Bedroom (4)

Location First floor
West

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

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Interior

Fireplace

Location(s) Living room
Type Wood
Material Masonry
Miscellaneous Damper operable: Yes No
Damper modified for gas operation N/A
Hearth extension adequate Yes
Mantel Secure
Physical condition Satisfactory Recommend having flue cleaned and re-examined
Comments There was creosote build up at the flue, I recommend having the flue cleaned and reexamined by a qualified chimney specialist.

Stairs/Steps/Balconies

Condition Satisfactory
Handrail Hand Rail/Railing/Balusters recommended
Risers/Treads Satisfactory Risers/Treads uneven Trip hazard
Comments The steps were not all equal height, this is a potential safety/trip hazard, I recommend using with caution. A handrail was not present, this is a safety hazard, I recommend a licensed contractor install a handrail.

Smoke/Carbon Monoxide detectors

Smoke Detector Present Operable: Yes No Not tested Recommend additional
CO Detector Present Operable: Yes No Not tested Recommend additional
Comments Recommend changing smoke detectors batteries every 6 months.
 The smoke and CO detector(s) were not tested at the time of inspection, no representation could be made.

Attic/Structure/Framing/Insulation

Access Scuttlehole/Hatch
Inspected from Access panel
Location Other
Flooring Partial
Insulation Batts Cellulose Foam
Installed in Walls Between ceiling joists Underside of roof deck
Vapor barriers Not Visible
Ventilation Ventilation appears adequate
Fans exhausted to Not Visible
HVAC Duct N/A
Chimney chase Satisfactory
Structural problems observed No
Roof structure Rafters
Ceiling joists Wood
Sheathing OSB Planking
Evidence of condensation No
Evidence of moisture No

Interior

Attic/Structure/Framing/Insulation cont.

Evidence of leaking No

Firewall between units N/A

Electrical No apparent defects

Comments Insulation and framing in attic, limited the view and ability to traverse attic.
There was a radon mitigation system present in the attic space.

Photos



Example of radon mitigation system

Basement

Stairs

- Condition** Satisfactory
- Handrail** No Safety Hazard Handrail/Railing/Balusters recommended
- Headway over stairs** Satisfactory
- Comments** A handrail was not present, this is a safety hazard, I recommend a licensed contractor install a handrail.

Foundation

- Condition** Satisfactory
- Material** Poured concrete
- Horizontal cracks** South
- Step cracks** None
- Vertical cracks** None
- Covered walls** North South East West
- Movement apparent** None
- Indication of moisture** No
- Comments** Foundation had some typical minor cracks, I recommend monitoring the cracks for future movement. The Foundation walls were covered with paneling/drywall and were not visible at all areas, they were not fully evaluated.

Floor

- Material** Concrete
- Condition** Satisfactory
- Comments** Flooring was covered with finished materials at some areas and was not fully visible, not fully evaluated.

Seismic bolts

- None visible

Drainage

- Sump pump** No
- Floor drains** Not Visible

Girders/Beams

- Condition** Satisfactory
- Material** Wood
- Comments** Visible portions of girders appeared to be in overall adequate condition.

Columns

- Condition** Satisfactory
- Material** Wood
- Comments** Visible portions of columns appeared to be in overall adequate condition.

Joists

- Condition** Satisfactory
- Material** Wood 2x10
- Comments** Visible portions of the joists appeared to be in overall adequate condition.

Subfloor

- Condition** Satisfactory

Basement

Subfloor cont.

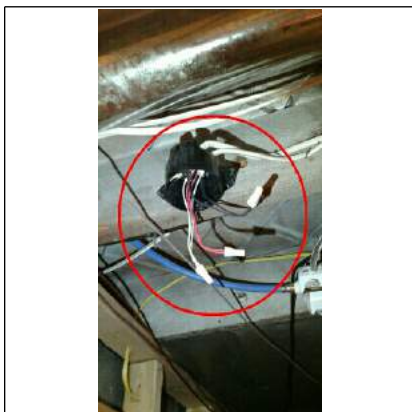
Comments Visible portions of the subfloor appeared to be in overall adequate condition.

Electrical

Open Junction Box(s) Cover Plate(s) Missing Recommend repair by a licensed electrician

Comments Ther was an open junction box in the furnace room, this is a safety hazard, I recommend repair by a licensed electrician.
There were cover plates not present at receptacle box in furnace room, this is a safety hazard, I recommend repair.

Photos



Example of open junction boxes

Plumbing

Water service

Main shut-off location In the basement
NW bedroom

Water entry piping Copper/Galv.

Lead other than solder joints Unknown

Visible water distribution piping Copper Galvanized PEX Plastic

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Satisfactory

Drain/Waste/Vent pipe Cast iron ABS

Condition Satisfactory

Support/Insulation N/A

Traps proper P-Type Yes

Drainage Satisfactory

Interior fuel storage system N/A

Fuel line Black iron CSST

Condition Satisfactory

Main fuel shut-off location

Location On the side exterior wall

Well pump

N/A

Sanitary/Grinder pump

Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes

Water heater #1

General Brand Name: Whirlpool
Serial #: 0636133378
Capacity: 50
Approx. age: 10-15+

Type Electric

Combustion air venting present N/A

Seismic restraints needed No

Relief valve Yes Extension Proper: Yes No Missing Not Fully Visible Improper Material
 Recommend Repair

Vent pipe N/A

Condition Marginal

Comments The water heater was nearing its normal life expectancy, recommend budgeting for replacement within the next five years.

Plumbing

Water heater #2

N/A

Water softener

None

Heating System

Heating system

Unit #1 Brand name: Carrier
 Approx. age: 10-15+
 Model #: 58sta090 e 10114 Serial #: 1106a15901 X Satisfactory

Unit #2 None

Energy source Gas

Warm air system Direct drive

Heat exchanger Sealed Not Visible

Carbon monoxide None Detected
 Tester: General NGD8800

Combustion air venting present Yes

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve:
 Yes No

Distribution Metal duct Cold air returns

Flue piping X Satisfactory

Filter Standard

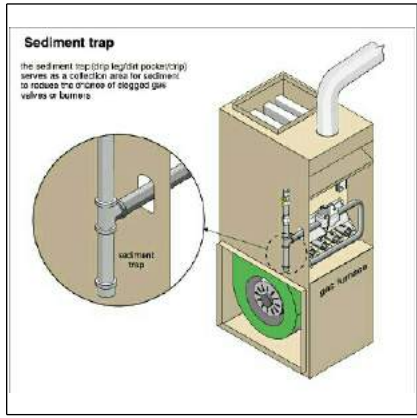
When turned on by thermostat Fired Proper operation: Yes No Not tested

Heat pump N/A

Sub-slab ducts N/A

Comments Filter should be changed monthly.
 The heat exchanger was not visible and not evaluated.
 The gas piping did not have a sediment trap, I recommend a HVAC technician repair.

Photos



Boiler system

N/A

Other systems

Type Electric wall/baseboard

Proper operation Yes

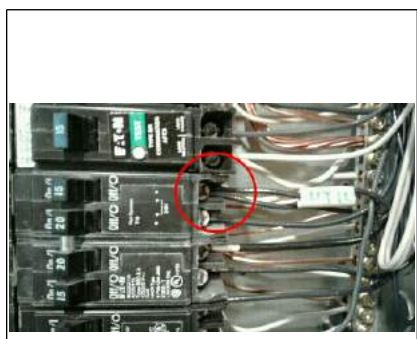
System condition X Satisfactory

Electric/Cooling System

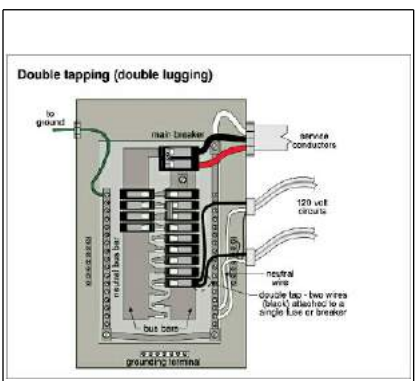
Main panel

Location Basement
Condition Satisfactory
Adequate Clearance to Panel Yes
Amperage/Voltage 200a 120v/240v
Breakers/Fuses Breakers
Appears grounded Yes
GFCI breaker No
AFCI breaker Yes Operable: Yes No Not Tested
Main wire Aluminum Condition: Satisfactory Marginal Poor
Branch wire Copper
Branch wire condition Poor Recommend electrician evaluate/repair Double tapping
Comments Branch wires were double tapped, I recommend a licensed electrician repair.

Photos



Example of double tapping



Sub panel(s)

None apparent

Evaporator Coil Section Unit #1

General Central system
 Location: Basement
 Age: 1-5+
Evaporator coil Not Visible
Refrigerant lines Satisfactory
Condensate line/drain Floor drain
Secondary condensate line/drain Present: Yes No Needed: Yes No
Condition Satisfactory Not operated due to exterior temperature
Comments The evaporator coil was not accessible, it was not evaluated. The A/C unit was inspected visually only and not operated due to the outside temperature being too low to operate the unit without risking damage. The temperature needs to be around sixty five degrees for twenty-four hours before these units should be operated due to the thickness of the oil in the compressor. If operated during low temperatures you risk damaging the compressor due to the lack of oil as well as the possibility of the refrigerant being in a liquid state which can damage the valves.

Electric/Cooling System

Evaporator Coil Section Unit #2

N/A