

Inspection Report

Provided by:



zimmelhomeinspections

Inspector: Tyson Zimmel

Phone: 360-775-0708

Email: Zimmelhomeinspections@yahoo.com

Property Address:

123 Fake St
Port Angeles, WA 98362



Table Of Contents:

Section name:

Section number:

Report Information	1
Report Summary Page	2
Grounds	3
Exterior	4
Roofing	5
Heating - Air	6
Electrical	7
Plumbing	8
Interiors	9
Kitchen	10
Bath(s)	11
Garage - Laundry	12
Foundation - Crawl Space	13

1 Report Information**Client Information**

Client Name Fake Name

Client Email N/A

Property Information

Approximate Year Built 1971

Approximate Square Footage 1,056

Number of Bedroom 4

Number of Bath 1

Direction House Faces North

Inspection Information

Inspection Date 6/2/2017

Inspection Time 9am

Weather Conditions Overcast

Outside Temperature 56 degrees

Price for Inspection \$350

Table of Contents:

<u>Section</u>	<u>Content</u>
1.....	Disclaimer
2.....	Grounds
3.....	Exterior
4.....	Roofing
5.....	Heating/Air
6.....	Electrical
7.....	Plumbing
8.....	Interiors
9.....	Kitchen
10.....	Bath(s)
11.....	Basement
12.....	Garage/Laundry
13.....	Foundation/Crawl Space
14.....	Summary Page

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
 - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

• The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

• Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Grounds	4	Cut back the vegetation on the south side of the home. Keeping a one foot air gap between the pants and siding is recommended to help keep moisture off the house.
Exterior	7	The paints was cracking on the south and west sides of the home. I recommend scraping off any loose paint and re-painting.
Exterior	8	The thermal pane window at the south/east bedroom appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).
Roofing	12	The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. There was a small amount of moss starting on the north peak. I recommend removing the moss and treating the roof every year.
Roofing	14	The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.
Electrical	22	The panel is an older style and has no main breaker. There were two breakers that were double tapped. I recommend having an electrician split these breakers and put circuits on their own breakers. The panel had a bench built in front of it. This is never recommended and nothing should block the electrical panel.
Plumbing	24	Since the pipes can be exposed to cold temperatures, recommend installation of insulation wrap at all valves and associated piping. Although insulation can be purchased at most hardware stores, client is advised to consult with a licensed plumber for information on piping within unheated areas.
Kitchen	42	I recommend installing GFIC outlets in the kitchen near the sink. These should be installed anyplace water is near.
Kitchen	48	The hood fan is vented out through the roof but appears to be sending the air out the front of the grill. Check to make sure the air is directed out through the vent.

Bath(s)	53	The bathroom has no heat. Heaters are usually installed in bathrooms and all living areas.
Bath(s)	55	GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended at the bathroom sink.
Garage - Laundry	67	The automatic safety reverse did not operate. Recommend adjustments and / or repairs as needed.
Garage - Laundry	68	The garage door is hooked to the lights power switch. The garage door will only open if the light is on. I recommend having an electrician put this on a different circuit that is always hot.
Garage - Laundry	70	For increased fire safety, any flexible duct should be replaced with hard metal duct to reduce lint build up. The accumulation of lint can become a fire hazard. Cleaning is recommended on an annual basis.
Foundation - Crawl Space	74	The vents were all blocked at time of inspection and need to be opened up. These vents are there for air circulation and I recommend to never cover them.
Foundation - Crawl Space	75	There was no insulation installed in the crawl space. I recommend adding insulation for added heating and cooling.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

3 Grounds

Grading

Grading Slope The site is flat.

1) Grading Conditions AS Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material Concrete

2) Driveway Conditions AS Common cracks were observed in the driveway.



Sidewalk Material Concrete

3) Sidewalk Conditions AS The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

Vegetation

4) Vegetation Conditions R Cut back the vegetation on the south side of the home. Keeping a one foot air gap between the pants and siding is recommended to help keep moisture off the house.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

4 Exterior

Front - Back Entrance

Front Entrance Type Porch

5) Front Entrance Conditions

AS

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type Garage

6) Back Entrance Conditions

AS

Appears Serviceable

Exterior Walls

Structure Type Wood frame

Exterior Wall Covering The visible and accessible areas of the exterior siding material are wood.

7) Exterior Wall Conditions

R

The paints was cracking on the south and west sides of the home. I recommend scraping off any loose paint and re-painting.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Windows - Doors

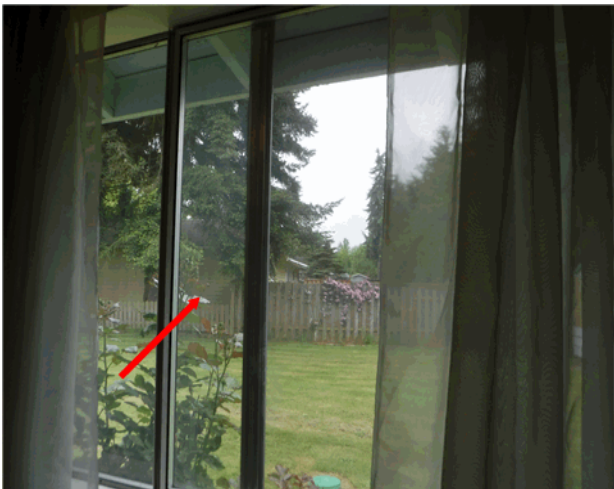
Window Type Sliding

Window Material Aluminum

8) Window Conditions

R

The thermal pane window at the south/east bedroom appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).



9) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

Faucet Location North side of home. South side of home.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

10) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Exterior Electrical

11) Exterior Electrical Conditions

AS

Appears Serviceable

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

5 Roofing

Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas.

Roof Style Gable

Roof Covering Material Asphalt composition shingles.

Number of Layers One

12) Roof Covering Condition R The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

There was a small amount of moss starting on the north peak. I recommend removing the moss and treating the roof every year.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

13) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

14) Gutter & Downspout Conditions

R

The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.



Attic Area

Attic Access

Garage

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with rafter framing.

15) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



Attic Ventilation Type Soffit vents and some roof top vents

Attic Ventilation Conditions [Appears Serviceable](#)

Attic Insulation Type Loose fill

16) Attic Insulation Conditions AS The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

6 Heating - Air

Heating

Heating Type	Electric Baseboard
Energy Source	Electric
17) Unit Conditions	<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-right: 10px;">AS</div> The heating system was operational at time of inspection. This is not an indication of future operation or condition.
Distribution Type	The visible areas of the heat distribution system is electric baseboard.
18) Distribution Conditions	<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-right: 10px;">AS</div> The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.
19) Thermostat Condition	<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-right: 10px;">AS</div> The normal operating controls appeared to be serviceable at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

7 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

Electrical Service Material Aluminum

Number of Conductors Three

20) Electrical Service Conditions AS The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location No main

Electric Panel Location The main electric panel is located at the garage.

Panel Amperage Rating 200 amp

Circuit Protection Type Breakers

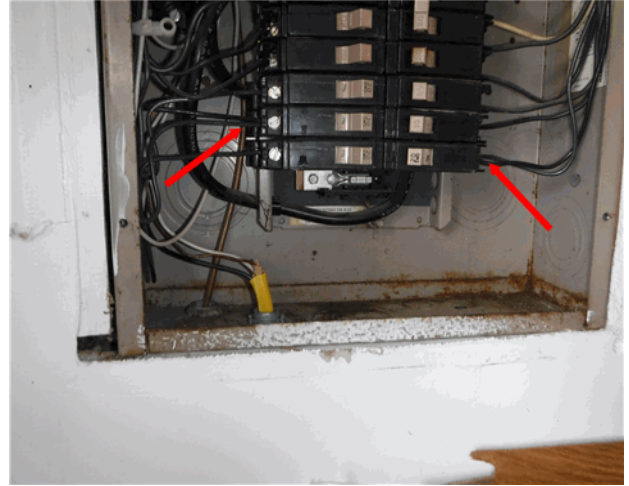
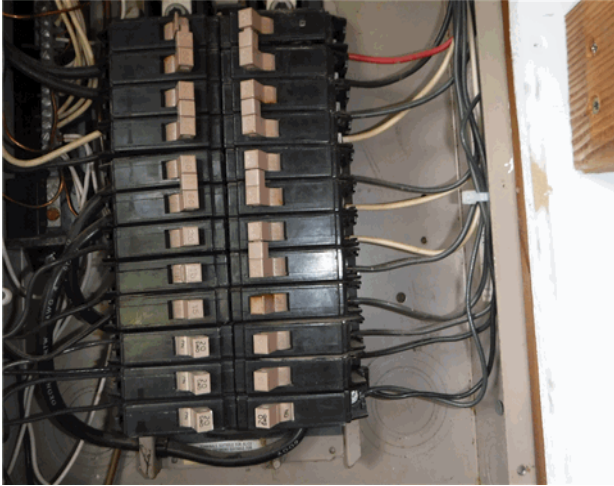
21) Wiring Methods AS The main power cable is aluminum. The branch cables are copper.

22) Electrical Panel Conditions R The panel is an older style and has no main breaker.
There were two breakers that were double tapped. I recommend having an electrician split these breakers and put circuits on their own breakers.

The panel had a bench built in front of it. This is never recommended and nothing should block the electrical panel.



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



Double tapped breakers

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8 Plumbing

Water Main Line

Main Shutoff Location The main valve is located at the crawl space.

Main Line Material The visible material of the main line / pipe appears to be copper.

23) Main Line & Valve Conditions AS The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

24) Supply Line Conditions R Since the pipes can be exposed to cold temperatures, recommend installation of insulation wrap at all valves and associated piping. Although insulation can be purchased at most hardware stores, client is advised to consult with a licensed plumber for information on piping within unheated areas.



Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

25) Drain Line Conditions AS The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type Electric

Water Heater Location Garage

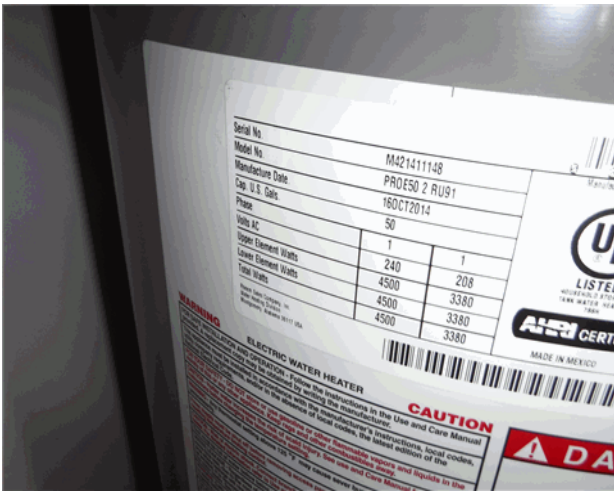
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Water Heater Capacity 50 Gallon

26) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition. The water heater is from 2014.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

9 Interiors

Walls - Ceilings - Floors

- 27) **Wall Conditions** AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
- 28) **Ceiling Conditions** AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
- 29) **Floor Conditions** AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
- 30) **Heat Source Conditions** AS *Appears Serviceable*

Windows - Doors

- 31) **Interior Window Conditions** AS The sample of windows tested were operational at the time of the inspection.
- 32) **Interior Door Conditions** AS The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

- 33) **Electrical Conditions** AS *Appears Serviceable*
- 34) **Lighting Conditions** AS *Appears Serviceable*
- 35) **Smoke Detector Conditions** AS *Appears Serviceable*
- 36) **CO Detector Conditions** AS *Appears Serviceable*

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

10 Kitchen

Walls - Ceilings - Floors

- | | | |
|----------------------------|---|---|
| 37) Wall Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | The general condition of the walls appeared to be in serviceable condition at the time of the inspection. |
|----------------------------|---|---|
- | | | |
|-------------------------------|---|--|
| 38) Ceiling Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. |
|-------------------------------|---|--|
- | | | |
|-----------------------------|---|---|
| 39) Floor Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. |
|-----------------------------|---|---|
- | | | |
|-----------------------------------|---|---------------------|
| 40) Heat Source Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | Appears Serviceable |
|-----------------------------------|---|---------------------|

Windows - Doors

- | | | |
|--------------------------------------|---|--|
| 41) Kitchen Window Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | The sample of windows tested were operational at the time of the inspection. |
|--------------------------------------|---|--|

Electrical Conditions

- | | | |
|----------------------------------|--|---|
| 42) Electrical Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block; color: red;">R</div> | I recommend installing GFIC outlets in the kitchen near the sink. These should be installed anyplace water is near. |
|----------------------------------|--|---|
- | | | |
|--------------------------------|---|---------------------|
| 43) Lighting Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | Appears Serviceable |
|--------------------------------|---|---------------------|

Kitchen Sink - Counter tops - Cabinets

- | | | |
|-------------------------------|---|---|
| 44) Counter Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection. |
|-------------------------------|---|---|
- | | | |
|-------------------------------|---|---|
| 45) Cabinet Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | The kitchen cabinets appeared to be in serviceable condition at the time of inspection. |
|-------------------------------|---|---|
- | | | |
|-------------------------------------|---|---|
| 46) Sink Plumbing Conditions | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection. |
|-------------------------------------|---|---|

Appliances

- | | | |
|---------------------------|--|-----------------------|
| Stove - Range Type | | The oven is electric. |
|---------------------------|--|-----------------------|
- | | | |
|------------------------------------|---|--|
| 47) Stove - Range Condition | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">AS</div> | The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection. |
|------------------------------------|---|--|

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**48) Hood Fan
Conditions**

R

The hood fan is vented out through the roof but appears to be sending the air out the front of the grill. Check to make sure the air is directed out through the vent.



**49) Refrigerator
Conditions**

AS

Appears Serviceable

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

11 Bath(s)

Walls - Ceilings - Floors

- 50) Wall Conditions**

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
- 51) Ceiling Conditions**

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
- 52) Floor Conditions**

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
- 53) Heat Source Conditions**

R

The bathroom has no heat. Heaters are usually installed in bathrooms and all living areas.

Windows - Doors

- 54) Bathroom Door Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

- 55) Electrical Conditions**

R

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended at the bathroom sink.
- 56) Lighting Conditions**

AS

Appears Serviceable
- 57) Vent Fan Conditions**

AS

Appears Serviceable

Bathroom Sink

- 58) Counter - Cabinet Conditions**

AS

Appears Serviceable
- 59) Sink Conditions**

AS

The sink appeared to be in serviceable condition at the time of inspection in bath

Shower - Tub - Toilet

- 60) Shower - Tub Conditions**

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.
- 61) Toilet Conditions**

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

12 Garage - Laundry

Walls - Ceilings - Floors

Garage Type		The garage is attached to the house.
62) Wall Conditions	AS	The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
63) Ceiling Conditions	AS	The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
64) Floor Conditions	AS	The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
65) Window Conditions	AS	The sample of windows tested were operational at the time of the inspection.
66) Door Conditions	AS	The interior doors appeared to be in serviceable condition at the time of the inspection.
67) Vehicle Door Conditions	R	The automatic safety reverse did not operate. Recommend adjustments and / or repairs as needed.
68) Electrical Conditions	R	The garage door is hooked to the lights power switch. The garage door will only open if the light is on. I recommend having an electrician put this on a different circuit that is always hot.
69) Lightings Conditions	AS	Appears Serviceable

Laundry Room

Location		Garage
70) Laundry Room Conditions	R	For increased fire safety, any flexible duct should be replaced with hard metal duct to reduce lint build up. The accumulation of lint can become a fire hazard. Cleaning is recommended on an annual basis.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

13 Foundation - Crawl Space

Foundation

Foundation Type Crawl Space

Foundation Material Concrete

71) Foundation Conditions AS Appears Serviceable

Flooring Structure

Flooring Support Type The support framing was constructed of 4 X 8 beams.

72) Flooring Support Conditions AS The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



Moisture Barrier-Venting-Insulation

73) Moisture Barrier Conditions

AS *Appears Serviceable*

74) Venting Conditions

R The vents were all blocked at time of inspection and need to be opened up. These vents are there for air circulation and I recommend to never cover them.



75) Insulation Conditions

R There was no insulation installed in the crawl space. I recommend adding insulation for added heating and cooling.