

Home Inspection Report

Prepared for: Client's name

Address: For sale property

Date: Month, Day, Year



Kitsap Home Inspection Professionals

Phone: 360-207-4326

Email: contact@kitsapinspections.com

Web: www.kitsapinspections.com

Inspector: Adam Kispert

WA State home inspector No. 2193

Inspection overview

This inspection was done to the professional Standards of Practice and Code of Ethics set forth by the State of Washington and where possible the American Society of Home Inspectors (ASHI). This report is conducted in accordance with the Pre-Inspection Agreement between Kitsap Home Inspection Professionals and Client's Name.

This report is written in chapters that divide the home into logical inspection components. Each chapter is divided into sections relating to a specific system or component of the home. I use the following terms when describing the condition or quality of components:

Good/Satisfactory: A system or component is working satisfactorily and in good condition.

Average: A system or component is working serviceably and shows some signs of normal wear and tear. It should be monitored for future deterioration.

Fair: A system or component is working, but it shows signs of damage or considerable wear and tear. It should be repaired, serviced or replaced soon or in the near future.

Poor: A system or component is not functioning as it should or is showing significant wear and tear that indicates it is at the end of its lifecycle. Immediate maintenance, repair or replacement is advised.

Further evaluation

Whenever further evaluation of a system or component is recommended in this report, the evaluation should be conducted by a qualified, licensed contractor prior to closing. The possibility of hidden problems and costs with the system or component in question makes it highly advisable an expert in that field assess the situation.

Site/inspection conditions

Approximate construction date: 1988

Building orientation: Front of the home faces west

Approximate temperature: 46°F at the start of the inspection

Weather conditions: Cloudy/dry

Ground cover: Damp

Occupancy: Occupied, but house is used infrequently as a vacation residence

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Summary

This summary is provided to highlight some of the main areas of concern found during the inspection. It is not a substitute for reading the entire report, which goes into more detail about these and other issues.

- Much of the decking on the back deck and balcony is showing signs of rot, and the baluster spacing and handrails on the stairs are not up to current code. **(Page 8)**
- The roof has reached the end of its lifespan and should be replaced as soon as possible. **(Page 9)**
- The TPR (Temperature Pressure Relief) valves on the water heaters do not have the appropriate piping installed. **(Page 10)**
- None of the outlets in areas requiring GFCIs (Ground Fault Circuit Interrupters) currently have that protection. **(Page 12)**

1. Structure/Insulation

Foundation

The home has a crawl space foundation constructed of poured concrete. Approximately 30% of the foundation was visible from the outside and 100% from the crawlspace. The foundation was in **average** condition at the time of the inspection and should be monitored in the future for any signs of deterioration or cracking.

Framing

The home was built using platform framing. The floor framing uses 10x2 joists with plywood subfloor sheathing. Wood posts and beams are in use. The framing was bolted to the foundation and is adequate for a structure of this type. The framing was in **average** condition at the time of the inspection.

Crawlspace

The crawlspace can be accessed by a hatch on the exterior north side of the house. A 6mm black plastic vapor barrier is present, with a small area in the back corner that didn't appear to have any coverage (**See Fig. 1**). It's recommended some be installed here over the bare ground.

The crawlspace has a number of vents with mesh coverings. One of the vents near the opening had a hole in it, likely made by a contractor installing communications wire (**See Fig. 2**). It's recommended some new mesh be installed to prevent possible rodent activity.

There is a light switch overhead just inside the hatch opening that operates two lights inside the crawlspace. There were also two other light fixtures farther inside the crawlspace that did not turn on. Either the bulbs were out, or I did not locate the switch. Electrical wiring in crawlspaces now requires GFCI (Ground Fault Circuit Interrupters) protection. A licensed electrician should further evaluate the situation (**Also see the Electrical Systems section on Pages 11-12**).



Fig. 1



Fig. 2

Attic

The attic structure consists of wooden trusses with plywood sheathing, and I was able to traverse approximately 70% of the space. The framing was adequate and in **average** condition at the time of the inspection. The venting of the attic is adequate.

There was some minor discoloration, possibly due to moisture, of the sheathing and the edges of the eaves. Due to tight space confines, I could not examine these areas closely. When the roof is replaced (**See Page 9**), these boards can be evaluated at that time.

Light fixtures with bare lightbulbs were observed, but I was unable to locate a switch. It's recommended lightbulbs in this area be covered.

Insulation

The flooring is insulated with fiber glass blanket insulation that was in **fair to average** condition at the time of the inspection. The installation method was a combination of metal wire hangers and two-sided tape. It looks as though not enough hangers were used, resulting in long spans of insulation that has caused it to sag over time (**See Fig. 3 & 4**).

There are also a few locations where the insulation has come down or thinned out (**See Fig. 5**). This is possibly because of the sagging, or an indication of past rodent activity, but there were no recent or current signs of rodents.

It's recommended more insulation supports be installed to keep the insulation in place, and any missing or thin areas be replaced with new insulation.

Loose fill insulation is used in the attic and was installed to an adequate depth. There is some fiber glass insulation around the skylight recess that was in **average** condition at the time of the inspection.

The ductwork in the crawlspace and attic was adequately insulated at the time of the inspection.



Fig. 3



Fig. 4



Fig. 5

2. Site

Land Grade

The home is built on a mostly flat area of land with adequate sloping of grade away from the structure.

Vegetation/Landscaping

There is a considerable amount of vegetation around the home. Most of it has been trimmed back from the structure of the house, but there were some locations with vegetation contact (See Fig. 6). It is recommended a minimum 18-inch gap be maintained between vegetation and the side of a house to promote better air flow and reduce moisture content on the siding. Vegetation in contact with the house can also be a bridge for insects.



Fig. 6

Driveway

The property has a gravel driveway that was in **average** condition at the time of the inspection.

Walks/Patios

There is a gravel walk up to the front porch of the home, and another one with concrete stepping stones down to the backyard and rear of the garage. These were in **average** condition at the time of the inspection.

There is a concrete patio in the backyard. The wood dividers between the concrete slabs are showing signs of rot.

Drainage

The downspouts attached to the home drain directly next to the foundation (See Fig. 7). It is recommended splash blocks be placed under the downspouts to carry water runoff away from the foundation and help prevent potential hydrostatic pressure.



Fig. 7

3. Exterior

Siding

The building has board and batten wood siding. The siding is installed correctly and was in **average** condition at the time of the inspection.

Trim

Solid wood trim is installed around the house and on doors and windows. The trim was in **average** condition at the time of the inspection, with some minor bio-growth on the window trim on the north side of the house (See Fig. 8).



Fig. 8

Facias

The fascia boards are of wood construction. Due to the height of the fascia, I was only able to observe a small section from the master bedroom balcony. The section of fascia viewable from here was in **average** condition at the time of the inspection.

The ends of the fascia on the detached garage are showing signs of rot, including soft-to-the-touch wood, and should be replaced.

Eaves/Soffits

The eaves and soffits around the building are of wood construction. Due to the height of the eaves and soffits, I viewed a small section from the master bedroom balcony. The observable eaves and soffits were in **average** condition at the time of the inspection.



Fig. 9

Doors

The home has window-doors at the front, back and opening to the balcony, and a sliding glass door from the kitchen to the back deck. The doors were in **average** condition at the time of the inspection. Appropriate safety glass was present in the front, balcony and sliding glass doors.

The back window-door appeared to have a damaged seal in the window, resulting in condensation between the panes (See Fig. 9). This can result in a small loss of energy efficiency and is largely a cosmetic concern.

Decks/Balconies

There is a large wooden deck at the back of the house, a wooden porch at the front of the house, and a cantilevered wooden balcony off the master bedroom.

The back deck was in **poor to fair** condition at the time of the inspection. There are a number of decking boards showing signs of rot and bio-growth (See Fig. 10).

Area of concern

This appears to be an ongoing issue as some of the boards look like they were recently replaced. Some nails were pulling out, and the older boards were slippery in the damp conditions.

The spacing of the balusters on the deck ranged from 5-6 inches. Modern code requires balusters on any deck higher than 36 inches to be no more than 4 inches apart, since anything wider is a fall-through hazard for children. There are no graspable handrails on the main steps going down to the back.

Due to height restrictions and obstructions, I was unable to observe underneath the deck and see how it was attached to the house structure.

It's recommended boards be replaced as needed, additional balusters be attached, and code-compliant handrails be installed on the main stairs.

The condition of the front porch was in **fair to average** condition at the time of the inspection. There are signs of rot in the boards at the front corners (See Fig. 11), and the end boards have considerable bio-growth. These could be the result of leaks from the gutters above (See Page 9). It's recommended these boards be replaced.

Some of the decking on the balcony is showing signs of early rot. The spacing of the guard rails is too wide and represents a potential fall-through hazard for children (See Fig. 12). It's recommended boards be replaced as needed and additional guard rails be installed. The handrail and cantilevered joists holding the balcony were in **average** condition at the time of the inspection. These should be monitored in the future for signs of deterioration since this can lead to a safety hazard.



Fig. 10



Fig. 11



Fig. 12

4. Roof

Roof Material/Style

The roof is a hipped style construction with asphalt shingles. There is also a covered porch at the front of the house and a gable roof with the same covering on the garage. Due to the height of

Area of concern

the roof and conditions during the inspection, I observed the east surface from a ladder on the master bedroom balcony. The roof was in **poor** condition at the time of inspection.

The roof is showing signs of severe granular loss and is at the end of its lifespan (See Fig. 13). There was also considerable moss growth. There were no signs of active leaking in the attic at the time of the inspection, but it is recommended the roof be replaced as soon as possible.



Fig. 13

Gutters/Downspouts

Aluminum gutters and downspouts are installed around the house. The gutters were in **poor** condition at the time of the inspection. The upper gutters were full of debris and moss growth and showed signs of leaking although it was not raining at the time of the inspection. The gutters around the front porch were clear, but holes in the aluminum were observed (See Fig. 14). It is recommended the gutters and downspouts be replaced at the same time as the roof.



Fig. 14

Penetrations/Flashing

The vents and skylight appeared properly installed with the correct flashing at the time of the inspection. The skylight had heavy moss growth on it. These should be reevaluated when the roof is replaced.

5. Plumbing

Materials

The water supply pipes under the house are copper. The waste water pipes are ABS plastic. No leaks were detected at the time of inspection.

Shutoff

The main water supply shutoff is located under the sink in the downstairs bathroom.

Water Heater

Hot water is supplied by a pair of Rheem electric heaters located in the crawlspace with a combined capacity of 104 gallons. These are adequate for the size of the home. I was only able to see the manufacturer's label on one of the heaters, but assumed they are the same model.

There is no earthquake strapping on the water heaters, and I was unable to determine if they are adequately secured to the ground. TPR valves

Area of concern

(Temperature Pressure Relief) are present on both tanks, however, none of the necessary piping associated with these valves is in place (See Fig. 15). A certified plumber should be hired to assess the earthquake security and TPR valve piping as soon as possible.

The breakers for the water heaters were turned off at the main electrical panel. Because the house is vacation home and vacant for long periods of time, this is likely for energy savings. Winterized systems are not turned on during regular home inspections, so the water heater remained off during the inspection.

The manufacturer's date listed on the label is 1985, putting the age of the heaters at 34 years. The average lifespan of a water heater is 8-12 years, so these are obviously well past that. The life of the water heaters has likely been extended due to not being used frequently, but there is still a high likelihood they will need replacing in the near future.



Fig. 15

Fixture Flow/Drainage

The flow at all fixtures is good. The drainage in sinks, baths and showers is adequate. No leaks were detected under any sinks at the time of the inspection.

Plumbing

Water Pressure/Temperature

The water pressure measured at a hose bib on the south side of the house was approximately 48 psi. Between 40 and 80 psi is considered optimal. Because the water heaters were turned off at the main panel, I was unable to check the hot water temperature.

Toilets

All the toilets in the house were adequately secured to the flooring and flushed correctly at the time of the inspection.

Septic System

The house is served by a septic system. Septic systems fall outside the parameters of a regular home inspection; if there are any concerns, an evaluation should be performed by a qualified, licensed contractor. At the time of the inspection, there were no obvious signs to indicate a major issue.

6. Electrical System

Primary Service

The electrical service to the house comes via a service lateral to a meter on the south side of the house. Because the power comes to this location via underground conduit, you will want to make sure you know where it is before attempting any digging on your property in this area.

Main Panel

Amperage/voltage: 200 Amps / 120/240 Volts (adequate for the home)

Branch wiring: Copper

The main panel appeared to be properly wired at the time of the inspection. The breakers for the hot water heaters were turned off at the time of the inspection (See Fig. 16).



Fig. 16

Electrical System

Outlets

A representative number of outlets were tested during the inspection. None of the outlets in the kitchen or bathrooms tripped when tested for GFCI (Ground Fault Circuit Interrupters) protection. Current code requires all outlets within 3 feet of sinks and tubs, as well as outside and detached garage outlets, to have GFCI protection. GFCIs can help prevent electrocution by shutting off power quickly. Non-GFCI outlets in these areas constitute a safety hazard. A licensed electrician should be hired to evaluate and install correct outlets and/or circuits as needed.

Area of concern

All outlets in areas not requiring GFCI protection were wired correctly.

Switches

A representative number of switches were tested during the inspection. All inspected switches were working satisfactorily.

Other

The fan light in the lower bathroom did not turn on during the inspection. It's likely the bulb needs replacing.

There is an open junction box in the crawlspace (**See Fig. 17**). The wires all had wire nuts installed, but a cover should still be placed over the box.



Fig. 17

7. Heating/Air Conditioning Systems

Type

The house is heated by an electric furnace and a wood-burning stove in the living room.

Control System

A thermostat is located in the downstairs hallway and responded to normal operations and turned on the furnace at the time of the inspection.

Heating Equipment

A Trane electric furnace is located in the crawl-space (See Fig. 18). The unit was operating as designed during the inspection. The field-installed stamp on the furnace listed the installation date as 1984, putting the age of the unit at 35 years.

The average lifespan of an electric furnace is 20-30 years, but depending on how well they're maintained and how often they're used, they can last longer. It's recommended to have the furnace serviced annually, and when it is time to replace it, do so with a more economical heat pump.

There were some minor rust spots on the exterior of the unit.



Fig. 18

Distribution Systems

Heat is distributed through the house via a forced-air system through a series of ducts. When the furnace was running, warm air flowed through the vents in each room of the house.

Fireplaces/Stoves

The wood stove in the living room is installed on a stone hearth. The stove clearances and hearth extensions meet the minimum requirements for a stove of this type. No fire was burning at the time of the inspection.

Chimney/Flue

The flue pipe for the stove is installed through the wall to a masonry chimney on the north side of the house. Proper piping is in place, and the chimney was in **average** condition at the time of the inspection. Due to its height and location, I was unable to inspect the top of the chimney for appropriate components and roof clearances.

Air Conditioning

The house does not have an air conditioning system.

8. Interiors

Smoke/CO detectors

The house has CO and smoke detectors on each floor and additional smoke detectors in each bedroom, making it compliant with Washington State law. These should be checked at least once a month to verify they are in working order.

Stairs/Handrails

Current code requires stairway handrails to return to the wall at both ends. It's recommended the installed handrail be replaced with one that meets current code.

The balusters at the top of the stairs are spaced at approximately 5½ inches, creating a fall-through hazard for children (See Fig. 19). It's recommended balusters be installed to narrow the spaces to a minimum of 4 inches.



Fig. 19

Walls/Ceilings

The walls and ceilings of the house were given a visual inspection and were in **average** condition. There was some minor cosmetic damage to some walls, and in a few places it had been repaired with spackle.

Windows

The house has a mix of single-hung and sliding aluminum windows. A representative number of windows were tested during the inspection. Many of them were stiff but operated properly. The windows along the front of the house on the first floor don't have screens.

The balance (mechanism that keeps the sash from falling down when it's open) is broken on the left window in the master bedroom. The balance should be replaced before operating the window because it won't stay open and is a safety hazard when it slams shut.

Doors

A representative number of interior doors were tested and operated properly during the inspection. There was one closet door in the upstairs hallway without a handle.

Interiors

Floors

The house a mix of tile flooring, vinyl flooring and carpet.

The carpet in a few locations had minor staining of cosmetic concern only. The vinyl flooring in the master bathroom had a peeling seam behind the toilet (See Fig. 20). Because this is an area with a high likelihood of getting wet, it's recommended the seam be sealed to prevent water infiltration to the sub-flooring.



Fig. 20

Bathroom(s) Caulking/Grout

The caulking along base of the shower in the master bathroom and the bathtub in the second bathroom has deteriorated and allowed the flooring to start curling away in some areas. (See Fig. 21). Because this is a wet area, I recommend applying adhesive to the flooring and re-caulking to prevent water infiltration to the sub-flooring.



Fig. 21

Kitchen Caulking/Grout

The caulking and grout in the kitchen were in **average** condition at the time of the inspection.

Appliances

The appliances that were tested in the house include the range, microwave, refrigerator and dishwasher. The appliances and range fans were all working at the time of the inspection.

There was no air gap installed for the dishwasher and the high loop drainage pipe was not fastened to the underside of the counter. It's recommended a licensed plumber assess the situation.

There are a washer and dryer in the house. These were not tested at the time of the inspection.

Cabinets/Countertops

Cabinets and countertops were properly affixed, operating correctly and in **average** condition at the time of the inspection.

9. Garage/Carport

Garage Door(s)

The garage has a single automatic door that was functional at the time of the inspection. The door passed the eye sensor test, going back up when the beam was broken. The door also passed the resistance test, going back up when encountering an object.

Structure

The house has a two-car detached garage. The framing, concrete foundation and slab floor were in **average** condition at the time of the inspection. There is some minor, normal cracking in the floor.

Fire Hazards

Outlets were installed above the minimum clearance from the floor. There is a wood stove in the garage that appeared to be installed correctly with adequate clearances.

Thank you for your business

Please contact me directly with questions about this report.
Phone: 360.207.4326. Email: contact@kitsapinspections.com

10. Photo Gallery



Broken balance on master bedroom window



Clogged gutters on upper roof



Deck stairs without proper handrail



Water pressure reading of approx 48 psi



Main water shutoff in downstairs bathroom



Signs of rot on garage fascia