



GENERAL BUILDING INSPECTION FOR
1102 205th Avenue NE, Sammamish WA 98074
FOR THE EXCLUSIVE USE OF Matthijs and Sandra Hoekstra

BASE FEE: \$620.00
Microsoft employee discount: -5%
TOTAL: \$589.00 PAID

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cover letter, 28 page report



OVERVIEW

This wood frame two-story home with cast-in-place concrete foundation is approximately thirty-seven years old. **In order to acquire as much information as possible, the client should obtain copies of all relevant data, i.e., the Form 17, applicable permits, previous private inspection reports.** For orientation purposes, the front door faces west.

NOTE AND DISCLAIMER: Although certain defects may have been identified as regulatory deficiencies and some codes may have been referenced for clarity, **this inspection is not and was not represented to be a code compliance inspection.** There are likely code deficiencies in this home that have not been identified.

MECHANICAL SYSTEMS

PLUMBING

The visible plumbing system has copper water supply lines, ABS plastic drain-waste-vent lines, and a 40,000 BTU gas-fired water heater of 50 gallon capacity. **The water heater is thirteen years old and is likely nearing the end of its useful life; typical life expectancy of gas-fired water heaters is said to be ten to twelve years. The inner flame roll-out shield is missing, which is why there are scorch marks on the front of the unit.**



Rheem gas-fired water heater



scorching at burner compartment opening

1 The water heater is equipped with a temperature-pressure relief (TPR) valve and discharge
2 pipe. The pressure relief valve is set to open at either 150 psi or 210 degrees F. **The plumbing**
3 **industry recommends that all water heater TPR valves be tested annually** (lift the little lever
4 to confirm that the valve opens – water will come out the end of the discharge pipe). If the spring
5 is weak, the valve may continue to drip water out the pipe after the lever is closed (this is why
6 home inspectors do not test them) and the water line shut-off to the water heater will have to be
7 closed until the valve is replaced. If the valve fails to open, the water heater is very dangerous (see
8 our [website](#) for samples of faulty TPR valve type failures and resulting water heater explosions)
9 and the valve must be replaced immediately.

10
11 The water heater is not equipped with a leak catch pan and moisture detector alarm;
12 installing them could prevent water damage to the surrounding finished areas should a slow leak
13 develop. Earthquake restraining straps are in place. Using the TIF 8800 combustible gas detector,
14 the gas supply lines were checked for natural gas leaks and none were found. **Removal of the**
15 **inspection plate and "roll out" shield revealed a pile of corroded debris on top of the burner,**
16 **indicating that the turbulator (the spiral baffle extending the full length of the flue to slow**
17 **down heat loss) has pretty much corroded away, another indicator that the water heater**
18 **should be replaced.** No backdrafting or spillage was detected at the flue and no significant
19 moisture or corrosion was noted at the bottom of the water heater tank.
20



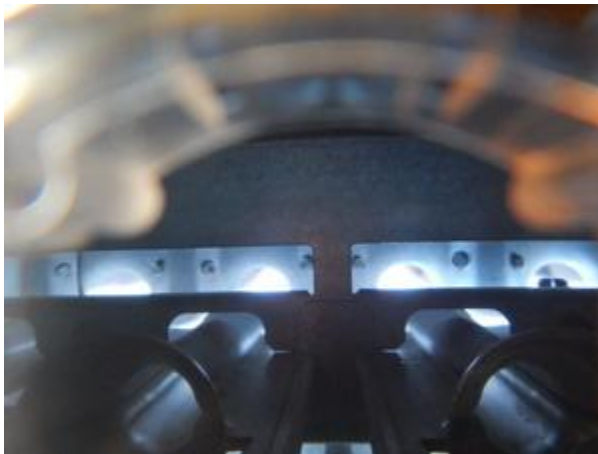
21 corroded turbulator debris on burner
22

23 **The water temperature measured 130°F at the tap.** The recommended setting for
24 homes with children and the maximum allowable setting for rental houses under the state landlord-
25 tenant act is 120° F. **Adjusting the temperature setting prior to moving in is recommended.**
26 **The time it takes to receive second and third degree burns on adult skin differ at differing**
27 **temperatures as follows (thinner children's skin will suffer burns more rapidly):**
28



Bryant/Carrier induced-draft gas-fired furnace 3 inch clearance to combustibles not achieved

Removal of the furnace panel cover revealed a strong blue flame and good flame characteristics. Due to the design, none of the heat exchanger is accessible to inspection without dismantling the furnace. Radial play in the blower shaft and bearings is not excessive. The blower functions properly and quietly. The extended media filter is relatively clean.



strong, blue flame characteristics

Temperature lift measured 51°F, which is within the 45 to 75° normally specified for this unit. Using the TIF 8800 combustible gas detector, the gas supply lines were checked for natural gas leaks and none were detected.

1 **As is typical, the heat flow is diminished at the registers furthest from the furnace.**
2 This can often be compensated for by balancing the registers.

3
4 **Due to the absence of recent or regular servicing, a licensed HVAC contractor**
5 **should be retained to further evaluate this system and service and/or make any necessary**
6 **corrections.**

9 **ELECTRICAL**

10
11 The 120-240 volt overhead electrical service is connected to the original General Electric
12 split-bus 200 amp circuit breaker panel in the northwest corner of the basement. **Many of the**
13 **breakers are not properly labeled as to circuits served; such labeling can be critical in an**
14 **emergency. Corrective action is recommended.** Removal of the service panels cover reveals
15 aluminum 4/0 service entrance cable (from meter to panel), copper branch wiring (from panel to
16 house), multi-strand aluminum wiring for the range, hot tub, and “mystery” 50 amp circuit, and a
17 60 amp sub-main disconnect for the household circuits. The aluminum conductor ends are coated
18 with an antioxidant paste, which helps to ensure a proper connection between the wires and the
19 contacts. The system is grounded to a driven ground stake. **The purpose of the large but**
20 **unlabeled 50 amp circuit breaker is unknown (there is another one labeled “hot tub”); a**
21 **written dialogue with the seller on this point is recommended. None of the requisite electrical**
22 **permits were in place for the changes in the electrical systems; permits are required for all**
23 **electrical work (e.g., remodels, hot tub, etc.); a conversation with the seller on this point is**
24 **recommended.**



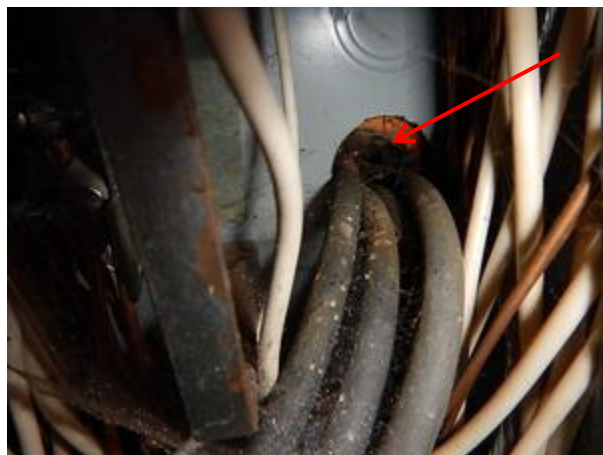
26 General Electric split-bus circuit breaker panel
27

During the inspection of the interior of the home, most of the electrical receptacles are tested for function and/or correct polarity and grounding and a representative number of switches were operated and were determined to be in acceptable condition. **If the home is furnished (habited or staged) at the time of the inspection, some receptacles are obstructed by furniture or stored material and will not be tested.** Checking all the receptacles is recommended when the home is vacant prior to move-in. Electrical receptacle testers can be purchased at most hardware stores.

There are three Ground Fault Circuit Interrupters (GFCIs) in this home, located in the hall and basement bathrooms and at the west deck. A GFCI is a safety feature that shuts off the power very quickly in an emergency (i.e., a toaster falling in a sink full of water). **Current codes require GFCI protection at swimming pools (since 1971), most exterior receptacles (since 1973), bathrooms (1975), garages (1978), hydro-massage tubs, all kitchen countertop receptacles, crawl space and unfinished basements (1987-1990), wet bars (1993) and laundry receptacles (2005).** The buyer should consider installing GFCI protection in these other areas, as applicable. GFCIs should be manually checked monthly to assure proper operation. **Arc Fault Circuit Interrupters (AFCIs) – required since January of 2001 in new homes – have not been installed; adding AFCIs is recommended as another safety upgrade.**

Inspection of the wiring and circuit breaker panel reveal non-professional wiring and/or other deficiencies that include, but may not be limited to:

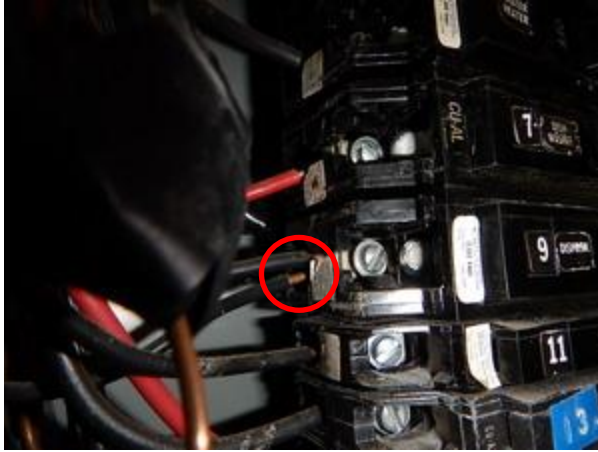
- romex connectors have not been used to clamp the hot tub conductors to the panel side;
- some unused conductors are not properly terminated inside the circuit breaker panel;
- multiple double taps have been utilized so that one breaker improperly provides power to multiple circuits in the main panel and the garage sub-panel.



romex connector (bushing) required here



improperly terminated conductor



double tap in main panel



double tap in garage sub-panel

Due to the defects noted, a licensed electrician should be retained to survey this system and make the necessary corrections.

EXTERIOR

HARDSCAPES (walks/patios, driveways, retaining walls)

The updated broom finish driveway and exposed aggregate driveway stairs are in serviceable condition with no more than some of the typical settling that inevitably occurs.

LANDSCAPING

A four to six inch clearance should be maintained between any earth, groundcover or foliage and any siding or wood members of the house. This aids in eliminating an attraction for wood-destroying insects or organisms. **The earth or groundcover should be excavated away from the siding and the siding checked for deterioration. Any deteriorated material should be replaced.**

Any foliage in contact with the siding should be pruned back eight to twelve inches away from the home to permit the siding to "breathe". Any cellulose debris or untreated wood, such as firewood, should be stored at least ten feet from the house. This also aids in eliminating an attraction for wood-destroying insects or organisms.

DRAINAGE/DOWNSPOUTS

No significant defects were noted in the downspouts. Some of the downspouts empty onto splashblocks and/or extensions that direct roof run-off away from the foundation and some flow into below grade drain lines (BGDLs) that probably empty into a community storm drain. These BGDLs should be flushed annually with a garden hose to ensure that they are not plugged or collapsed. **The operation and discharge of the underground drain lines is not included in the scope of this inspection.** Plugged drains are a common cause of water leakage into basements and crawl spaces.

The existence and/or functionality of footing drains (which are independent of the downspout drains) cannot be confirmed in a visual inspection. Footing drains work as “interceptor drains”, intercepting ground water at the footing level and carrying it away to a storm sewer system.

BUILDING

No significant defects were noted in the tight knot cedar lap siding. The door and window sills are in serviceable condition. The exterior hose bibs are functional but have not been properly attached to the structure. If not properly secured, the torque from turning the handle is transferred to the copper piping and solder joints. The eave areas are in serviceable condition with numerous vents to the attic. **All of the peeler poles used on then home are in varying stages of decay.** The amount of rot in each pole could not be determined due to the rubberized paint used, but it is likely extensive. Peelers were popular back in the day but because they were not treated, they were highly susceptible to decay and bug infestation. Budgeting to replace the peelers with pressure-treated 6x6 (or 4x4) framing in the foreseeable future would be prudent.



decay noted in all of the peeler poles

1 All of the deck attachments require attention. The deck off the master bedroom also
2 serves as the roof for part of the garage. Roofdecks in the rainy Puget Sound region have
3 historically been somewhat more troublesome and/or maintenance intensive than
4 conventional decks for the obvious reasons. The deck coating appears to be a fluid-applied
5 elastomeric coating under the wood block pads. The construction is unusual, in that the deck
6 slopes back towards the building, where a single screened scupper handles the drainage. It
7 will be critical to keep the scupper clean and smooth flowing, or moisture intrusion into the
8 building envelope may occur. The deck transition to the home requires immediate attention.
9 An extra piece of flashing has been inexpertly installed, indicating recent problems. The
10 flashing has not been installed in a weathertight manner. Immediate corrective action by a
11 qualified waterproofing deck contractor is recommended. Water stains in the garage ceiling
12 indicate that past moisture intrusion has been an issue, but no decay was located.
13



14
15 amateur flashing repair not watertight
16

17 The deck on the north side of the home also requires attention. The deck was
18 originally constructed with untreated cantilevered framing and decking. The number of
19 components replaced with pressure-treated wood indicates that rot did become an issue.
20 Some of the framing repairs are questionable and it is evident that the strength of the
21 original framing has been compromised. At a minimum, a post should be placed in the
22 northwest corner, but long term repairs will require total replacement of the original
23 members (extend into the building envelope) or an engineered post and beam repair.
24



original supported joists carrying replacement components

The baluster spacing on both decks exceeds that allowed by current building regulations; any opening must be such that a four inch sphere cannot pass through [IRC 312.2].



7+ inch baluster spacing

ATTIC/ROOF FRAMING/ROOF

Part of the home has cathedral ceilings with no attic or exposed components. Items that could not be inspected and/or located without an attic include roof framing and sheathing, insulation and ventilation, condensation and/or moisture infiltration. *There may be deficiencies in these areas that would have a negative effect on the value of this home.*

The access to the attic is via a pass-through in the ceiling of the hallway closet. Entry to the attic reveals truss construction of a 2x4 configuration 24 inches on center. The 1x4 skip sheathing appears to be in serviceable condition.



attic/roof framing, typical

The attic has three to four inches of blown-in cellulose insulation providing an insulating factor of approximately R-11. **The insulation has been compressed and/or disturbed in some areas, probably by workman traffic, reducing the R-value, so the insulation should be redistributed and/or “fluffed” to regain the proper insulation value.** New homes require R-49 or more, so there is considerable room here for improvement if the heating bills warrant. It should be noted that the existence of attic insulation hampers and in many cases prevents a visual inspection of the framing members. The vertical planes are insulated with fiberglass batt insulation.



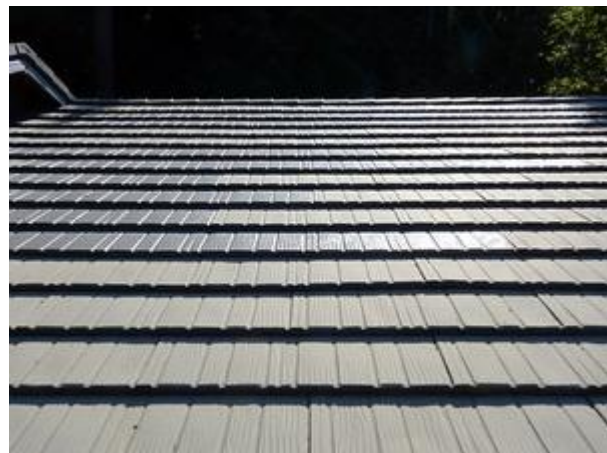
disturbed/missing insulation at retrofit fans

Ventilation is minimal but appears to be adequate, consisting of one gable vent, and numerous eave vents. The air is dry and there are no signs of condensation. The bathroom fans are ducted to the outside via a gable wall vent, as is the kitchen fan duct. **All three bathroom fans are ducted to the exterior using the same duct; occasionally this can lead the fans drafting into the other bathrooms. Replacement with separate insulated ducts is recommended.**



all three bathroom fans utilize the

The visible roof consists of one tier of imitation tile metal shingles. Due to the delicate and slippery nature of this type of roofing material, it could not be walked safely. The roof was therefore inspected at random points from a ladder. Although most significant defects will usually be visible, some defects may go undetected when the roof cannot be walked. *There may be deficiencies that would have a negative effect on the value of this home.* No significant defects were noted in the roofing material or vertical plane or chimney flashing*. This type of roofing material is frequently installed over an older roof, typically a cedar shake or shingle roof. The skip sheathing in the roof would be consistent with an original shake or shingle roof, but there is no visible evidence of an older roof. A written dialogue with the seller on this point and collateral warranty issues is recommended. Numerous shingles were noted that have been replaced, and several spare shingles were noted in the attic; a conversation with the seller on this point is recommended.



metal shingle roof, typical



numerous shingles have been replaced



spare shingles in the attic

No significant defects were noted in the aluminum gutters **but some of the gutters are partially clogged with organic debris and should be cleaned. As is typical, some of the gutters have a reversed slope away from the drainage downspouts, and will collect water.** Gutters are an integral part of the roof system and in order to properly maintain a roof, the gutters must be kept free flowing.



organic debris in gutters

No significant defects were noted in the visible sections of the wood frame chimney chase but the siding is overdue to be repainted. The chimney siding should be properly prepped (cleaned, scraped and primed) and painted as soon as possible.



wood lap siding is overdue to be painted

*It should be noted that even properly installed flashings are not 100% water proof, but most flashings are very water resistant. So although flashing is usually pretty much water resistant to normal rain fall and most storms, at some level of high winds some moisture intrusion from wind driven rain is possible. This is not abnormal.

BASEMENT - FOUNDATION - MOISTURE INFILTRATION

Due to the finished basement/lower level and small amount of exposed foundation at the exterior, almost none of the concrete foundation was accessible for inspection/evaluation, and is therefore exempted from the scope of this inspection. No significant defects were visible in the limited exposed areas. A moisture meter survey around the interior perimeter walls indicates normal moisture readings in the wallboard and flooring.

There has been a significant patch or repair to the north garage foundation wall. Although no collateral effects were noted, whatever deficiency was being addressed is no longer visible, so a written dialogue with the seller on this point is recommended.



patch or repair to foundation wall

INTERIOR

Smoke detectors are located in the upper and lower common areas. The detectors were not tested; checking the batteries and operation of the detectors prior to move-in and on a monthly basis is recommended. **Current regulations require smoke detectors on each floor, outside of sleeping areas and in each bedroom (and are recommended in these locations for all homes. Installing a smoke detector at the top of the cathedral ceiling is also strongly recommended.**

Many light fixtures – recessed can-lights and conventional fixtures - have bulb ratings that are surprisingly small (60 to 75 watt): these ratings are usually on a label inside the fixture. Ignoring these ratings can lead to easily damaged crisp insulation. The client may want to take some time during move in to confirm that no fixtures are “overwattted”.

Most homes constructed prior to 1978 (and a few built after that date as existing stocks were used up) used lead based paint on both the interior and the exterior. For further information contact the EPA or the CPSC at: <http://www.epa.gov/lead> and/or <http://www.cpsc.gov/CPSCPUBS/5055.html>.

1 Some of the windows have not been cleaned recently and are not clean enough to
2 determine the condition of the seals with certainty. The windows should be cleaned and then
3 re-inspected to confirm which seals have failed and which have not.
4

5 6 **LIVING/DINING/ENTRY** 7

8 The entry door is equipped with a deadbolt lock. The bifold coat closet door operates
9 properly. No significant defects were noted in the glass or seals of the dual pane windows. The
10 electrical receptacles tested have correct polarity and grounding. Heat for this area is provided by
11 three forced air heat registers.
12

13 No significant defects were noted in the prefabricated fireplace and the damper functions
14 properly **but some small cracks were noted in the back panel; corrective action prior to use is**
15 **recommended. The blower fan functions audibly but does not appear to move much air; the**
16 **unit will likely need to be serviced or replaced. A thorough interior examination of the**
17 **chimney and flue is beyond the scope of a normal home inspection.** This report identifies and
18 comments on those items that were able to be inspected. It further identifies those areas that were
19 not readily accessible for inspection such as a complete view of the chimney and flue interior.
20

21 The National Fire Protection Association recommends an NFPA 211, Level II inspection
22 of any fireplace when a home is sold. Such an inspection, performed by a Certified or otherwise
23 qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly
24 recommended. A list of Chimney Safety Institute of America 'Certified Chimney Sweeps' is
25 available online at <http://www.csia.org/>.
26

27 28 **KITCHEN/EATING SPACE** 29

30 All of the elements of the electric range are functional, as is the hood-mounted microwave
31 oven with two-speed ventilation fan and cook light. The Frigidaire refrigerator is in operating
32 condition.
33

34 The double fiberglass sink and fixtures are in serviceable condition. There are no
35 noticeable leaks in the faucet, water supply lines, or P-trap drain assembly. The garbage disposal is
36 operable. The dishwasher appeared to function properly on an abbreviated cycle and there are no
37 apparent leaks. The ceramic tile countertops are in serviceable condition. The cabinet doors and
38 drawer fronts are secure. The bifold pantry door operates properly.
39

40 The electrical receptacles tested have correct polarity and grounding **but are not GFCI**
41 **protected (see ELECTRICAL section).** No significant defects were noted in the glass or seals of
42 the dual pane windows. The wood laminate floor feels firm and there is no visible evidence of
43 moisture damage. Heat for this room is provided by a forced air heat register.

MASTER BEDROOM

No significant defects were noted in the glass or seals of the dual pane windows or sliding glass doors **but the sliding glass door latch is very difficult to operate.** The entry door and bifold closet doors operate properly. **The electrical receptacle next to the sliding glass door is not energized.** The remaining electrical receptacles tested have correct polarity and grounding. Heat for this room is provided by a forced air heat register. The ceiling fan is functional.

MASTER BATHROOM

No significant defects were noted in the three-piece fiberglass shower enclosure, fiberglass shower pan, or fixtures. **The transition between the shower pan and the flooring is due to be recaulked; caulking the transitions at the baseboard trim is also recommended.**



shower pan and baseboard trim should be caulked

The one-piece cultured marble sink/vanity top and faucet are in serviceable condition. There are no noticeable leaks in the faucet, the P-trap drain assembly, or the water supply lines.

The 1.6 gallon commode functions properly **but is very loose.** **The commode should be removed, the underlayment and subflooring inspected for moisture damage, and the wax ring seal replaced in the base of the commode. Any moisture-damaged material should be replaced.** Water volume (flow) is adequate when two fixtures are used simultaneously. The wood laminate flooring feels firm and there is no visible evidence of moisture damage;. **This type of flooring is a poor choice for bathrooms as it is highly susceptible to moisture damage.**

The pocket door operates properly. The ventilation fan is functional. The electrical receptacles have correct polarity and grounding **but are not GFCI protected (see ELECTRICAL section).** No significant defects were noted in the glass or seals of the dual pane windows. Heat for this room is provided by a forced air heat register.

HALL BATHROOM

No significant defects were noted in the fiberglass bathtub, three-piece fiberglass shower surround, or fixtures. **The showerhead as it is not well secured in the wall cavity; frequent rapid movement of the fixture may eventually lead to wear and a possible leak in this area. Corrective action by a licensed and qualified plumbing contractor is recommended. The transition between the bathtub and the floor is not caulked and the baseboard trim has not been secured;** the trim should be properly nailed in place and all transitions caulked as necessary to prevent moisture intrusion underneath the flooring.



showerhead is not properly secured



baseboard trim is not secured

The one-piece cultured marble sink/vanity top and faucet are in serviceable condition **but the overflow channel will not prevent the sink from overflowing.** There are no noticeable leaks in the faucet, the P-trap drain assembly, or the water supply lines.

The 1.6 gallon commode functions properly and is solidly mounted. Water volume (flow) is adequate when two fixtures are used simultaneously. The wood laminate flooring feels firm and there is no visible evidence of moisture damage (**see above**).

The door lock is functional. The ventilation fan is functional. The electrical receptacle has correct polarity and grounding and is a GFCI device. Heat for this room is provided by a forced air heat register.

SECOND BEDROOM (southeast)

No significant defects were noted in the glass or seals of the dual pane windows. The entry door and bifold closet doors operate properly. The electrical receptacles tested have correct polarity and grounding. Heat for this room is provided by a forced air heat register. The ceiling fan is functional.

1 **THIRD BEDROOM (east)**

2
3 No significant defects were noted in the glass or seals of the dual pane windows. The entry
4 door and bifold closet doors operate properly. The electrical receptacles tested have correct
5 polarity and grounding. Heat for this room is provided by a forced air heat register. The ceiling
6 fan is functional.

7
8 **It appears that, despite its size, the closet was once converted into a $\frac{3}{4}$ bathroom with**
9 **a shower, commode and sink. The sink and commode have since been removed, but the**
10 **shower is still in place. The drain has been taped over, so the shower was not**
11 **operated/evaluated. It could not be confirmed whether the drain for the commode has been**
12 **properly capped; if not, it may allow methane gas to escape into the living area. A written**
13 **dialogue with the seller on this point and/or complete removal of all plumbing is**
14 **recommended.**
15



16 closet converted into $\frac{3}{4}$ bathroom, shower is still intact
17
18
19

20 **FOURTH BEDROOM (west)**

21
22 No significant defects were noted in the glass or seals of the dual pane windows. The entry
23 door and bifold closet doors operate properly. The electrical receptacles tested have correct
24 polarity and grounding. Heat for this room is provided by a forced air heat register. The ceiling
25 fan is functional.
26

LOWER LEVEL

BONUS ROOM

No significant defects were noted in the glass or seals of the dual pane windows **but the window will not open with normal effort.** The electrical receptacles tested all have correct polarity and grounding. Heat for this room is provided by a forced air heat register.

No significant defects were noted in the prefabricated fireplace and the damper functions properly **but some small cracks were noted in the back panel; corrective action prior to use is recommended.** A thorough interior examination of the chimney and flue is beyond the scope of a normal home inspection (see LIVING ROOM section).

DEN

At least one of the windows has a defective vacuum seal. No significant defects were noted in the glass or seals of the dual pane sliding glass doors. The bifold entry and closet operate properly. The electrical receptacles tested have correct polarity and grounding. Heat for this room is provided by two forced air heat registers.

BATHROOM

No significant defects were noted in the four-piece acrylic shower enclosure or fixtures.

The overflow channel in the one-piece cultured marble sink does not function and leaks copiously; replacement of the sink is recommended.



high volume leak in overflow channel

1 The Eljer commode functions properly **but is very loose.** The commode should be
2 removed, the underlayment and subflooring inspected for moisture damage, and the wax
3 ring seal replaced in the base of the commode. Any moisture-damaged material should be
4 replaced. Water volume (flow) is adequate when two fixtures are used simultaneously. The wood
5 laminate flooring feels firm and there is no visible evidence of moisture damage.

6
7 The door lock is functional. The ventilation fan is functional. The electrical receptacle has
8 correct polarity and grounding and is a GFCI device.

9 10 11 **LAUNDRY CLOSET**

12
13 The entry door operates properly. The electrical receptacle has correct polarity and
14 grounding **but is near the utility tub and is not GFCI protected.** There is a 240-volt dryer
15 receptacle. **There is no ventilation fan.**

16
17 The free-standing fiberglass utility tub and faucet are in serviceable condition. There are
18 no noticeable leaks in the faucet, the P-trap drain assembly, or the water supply lines. The
19 mismatched Whirlpool washer and dryer are in operating condition. The water supply to the
20 clothes washer was returned to the "off" position when evaluation was complete. **According to**
21 **the Consumer Product Safety Commission, many home fires are caused by overheated**
22 **dryers due to obstructed dryer ducts. We therefore recommend a thorough inspection and**
23 **cleaning of the dryer duct prior to use.**

24 25 26 **FIFTH BEDROOM** (southeast)

27
28 No significant defects were noted in the glass or seals of the dual pane windows.
29 **CAUTION: Although likely grandfathered, the client is advised that the opening bedroom**
30 **window sills are higher than those required in new construction today and could be difficult**
31 **to egress in an emergency.** The bifold entry and closet operate properly. The electrical
32 receptacles tested have correct polarity and grounding. Heat for this room is provided by two
33 forced air heat registers.

34 35 36 **GARAGE**

37
38 Some of the walls and all of the concrete slab floor are obstructed with padding
39 and/or stored material and could not be inspected. No voids or penetrations in the walls or
40 ceiling of the fire-rated separation isolating the garage from the rest of the structure were noted.
41 **The existence of the micro-lam header above the garage doors evidences substantial**
42 **structural changes of an undetermined nature; a written dialogue with the seller on this point**
43 **is recommended.**



micro-lam header over garage doors

The electrical receptacles tested have correct polarity and grounding but are not GFCI protected. No electrical receptacles or other spark sources within eighteen inches of the garage slab were noted. No significant defects were noted in the glass or seals of the dual pane windows. The built-in vacuum cleaner motor is in operating condition **but the switch on the motor is not functional**. The ceiling paddle fan is functional.

The garage doors are controlled by electric garage door openers. The openers are functional, as is the motion sensor-reversing mechanism on the south door (the north door is not so equipped). **The resistance-activated safety mechanisms are not functional.** The access door to the living area is not equipped with a deadbolt lock; deadbolts are recommended in windowed garages



resistance activated safety stops not functional

1 **SUMMARY**

2
3 Items deemed most in need of attention* or close monitoring:

- 4
5 1. Correct electrical deficiencies, as noted.
6 2. Correct decking deficiencies, as noted.
7 3. Replace peeler poles at exterior.
8

9 * Listed summary items are completely subjective and are believed by the inspector to be life-
10 safety items, items believed to exceed \$2500.00 cost-to-correct, or, that if not corrected, will lead
11 to further deterioration of this or some other component. The summary is intended only as a
12 general guide to the client in determining the urgency and/or magnitude of possible repairs; the
13 entire report must be reviewed to determine repair items.
14
15
16

Please read

IF THINGS GO WRONG
By Alan Carson for Working RE Magazine

A thorough home inspection will greatly enhance the home buying process and will significantly reduce to a great degree – *but cannot entirely eliminate* – the degree of “caveat emptor” involved in buying a home. By the very nature of the home buying process, some degree of risk will always attach to the home buyer. Therefore, there may come a time that you discover something wrong with the house, and you may be upset with or disappointed in your home inspection. There are some things we’d like you to keep in mind.

Intermittent or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some problems will only be discovered when carpets are lifted, furniture is moved or finished surfaces are removed. Water damage may be discovered during remodeling.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

Why Some Minor Deficiencies Do Not Make It Into the Report

Some say home inspectors are inconsistent because their reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people’s decisions to purchase.

Contractors’ Advice

A common source of dissatisfaction with home inspectors comes from comments made by contractors (some of whom are highly trained and some of whom are barely competent). Contractors’ opinions may differ from ours. Don’t be surprised if a roofer says the roof needs replacement when we said that the roof would last a few more years with some minor repairs.

Last Man in Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the Last Man in Theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won’t want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the Last Man in Theory. It suggests that it is human nature for homeowners to believe the last bit of “expert” advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of “first man in” and consequently it is our advice that is often disbelieved.

Why Didn’t We See It

Contractors may say, “I can’t believe you had this house inspected, and they didn’t find this problem.” There are several reasons for these apparent “oversights”:

Conditions During Inspection

1. It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, et cetera. It’s impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom of Hindsight

2. When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there are two inches of water on the floor. Predicting the problem during a dry spell is a different story.

A Longer Look

3. If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we’d find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

We’re Generalists

4. We are generalists, we are not specialists. Much as when you go in for a check-up and your doctor recommends another specialist (e.g., a cardiologist or internist, etc.) we may suspect a latent deficiency and recommend a further review by a specialist. The heating contractor may indeed have more technical heating expertise than we do. This is because we must have heating expertise and plumbing expertise, structural expertise, electrical expertise, et cetera.

Invasive Look

5. Problems often become apparent when carpets, plaster or gypsum wallboard are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don’t perform any invasive or destructive tests.

The Inspection Report Is Not An Insurance Policy

In conclusion, a home inspection by a highly trained home inspector will significantly reduce your odds of discovering major problems in the home post purchase. **It must, however, be recognized that a home inspection cannot eliminate all risk.** For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

About the Author

Alan Carson is Past President of the American Society of Home Inspectors (ASHI), principal in Carson Dunlop, one of Canada's largest home inspection firms, founded in 1978 and is recognized as one of the foremost experts and trainer in the home inspection industry. Carson Dunlop is distributors of the ASHI@HOME training program home study, Horizonreport writing and business management system, The Illustrated Home, and the Home Reference Book and Technical Reference Guide, which identifies the age and size of HVAC equipment.