

Inspection Report

Mr. Sample Mrs. Sample

Property Address: 5555 Sample Avenue Seattle WA 98103





Meridian Inspections, LLC

Don Robbins WA State Home Inspection License #1693 5707 Kirkwood Place N Seattle, WA 98103

Table of Contents

Cover Page	<u>1</u>
Table of Contents	2
Intro Page	3
Summary	
1 Site	
2 Roofing	
3 Exterior	
4 Garage	
5 Interiors	24
6 Structural Components	25
7 Plumbing System	27
8 Electrical System	34
9 Heating / Air Conditioning	42
10 Insulation and Ventilation	46
11 Built-In Kitchen Appliances	48
Back Page	

Date: 6/7/2016	Time:	Report ID:
Property: 5555 Sample Avenue Seattle WA 98103	Customer: Mr. Sample Mrs. Sample	Real Estate Professional:

Inspection Overview

How to Read This Report

This report is divided into chapters that separate the home into separate systems which work together to support a healthy living space. Each chapter is broken into sections that relate to a specific system or component of the home. Most sections will contain some descriptive information done in black font. Observation narrative, done in colored font, will be included if a system or component is found to be deficient in some way.

Summary: A summary page is included in this report providing a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Resources: A section of additional resources is included to provide links to additional sources of information based on the findings of the inspection.

Observation Labels: All narrative observations are colored, numbered and labeled to help you find, refer back to, and understand the observation. Observation colors and labels used in this report are:

Major Concern

Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

Repair

Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct, such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature. This includes observation that require due diligence to further investigate and determine the severity and/or urgency of a repair.

Improvements

Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons. Potential improvements to make the home more energy efficient typically include windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy efficiency.

Monitor

Items that should be watched to see if correction may be needed in the future. This may include repairs that are presently needed but may be deferred for some time. These items should be on the radar for repair or replacement in the near future.

Notes and Limitations

Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

Note that whenever further evaluation of a system or component is recommended or whenever due diligence is recommended, this further evaluation or investigation should be done by at least one licensed professional and qualified contractor prior to closing as there is a chance of hidden costs or problems associated with the system or component in question.

Inspection Tools:

Moisture Meter Testing: Where moisture meter testing is indicated in this report, a GE Protimeter Surveymaster Dual-Function Moisture Meter was used.

Infrared Imaging: Where infrared images were provided in this report, a Flir E60 infrared camera was used.

Standards of Practice: In Attendance: Type of building:

ASHI American Society of Home Inspectors Customer Single Family (2 story)

Approximate age of building:Temperature:Weather:Over 25 Years81 degrees (F)Clear

Extra Info: Home built in 1967

Ground/Soil surface condition: Rain in last 3 days:

Dry No

Summary



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Customer

Mr. Sample Mrs. Sample

Address

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Summary of Major Concerns

H. Smoke Detectors

Inspected

The master bedroom is missing a smoke alarm and the smoke alarm in the basement hallway is old and should be replaced. It is recommended that all missing or old smoke alarms (over 10 years old) be replaced with new photoelectric alarms. If possible, all smoke alarms and carbon monoxide alarms should be replaced with a hard-wired and interconnected system of alarms.

Recent research indicates that photoelectric alarms provide the safest possible protection from household fires. Photoelectric sensing alarms detect visible fire particles (associated with slow smoldering fires) sooner than ionization alarms, protecting inhabitants from smoke inhalation, which is the leading cause of death in house fires. Ionization sensing alarms may detect invisible fire particles (associated with fast flaming fires) sooner than photoelectric alarms, however are prone to nuisance tripping and are often disabled by homeowners as a result. Leading authorities recommend that both ionization and photoelectric smoke alarms be installed to help insure maximum detection of the various types of fires that can occur within the home. Combination alarms are available, but are not recommended.

A. Heating Equipment

Inspected

The gas boiler which heats the water for the hydronic heating system requires service. White powder was noted all around the unit, including below the draft hood and in the combustion chamber. This white powder is a common byproduct of combustion, however the deposits around this boiler are extreme and likely a sign of other issues. The flu for this boiler is unlined and likely oversized, which can cause poor drafting and other issues.

Two small water leaks were also noted at the air bleeder valve and main water shut-off valves. These leaks were not present when the gas boiler was in use, due to evaporation, however were present when not in use.

This unit was manufactured in 1990 and should be considered at the end of its expected life. At a minimum this unit should be cleaned and serviced, however replacement should be considered.

D. Venting Systems (Kitchens, Baths and Laundry)

Inspected

(3) The hood fan in the built-in microwave is not vented to the exterior of the home. This fan is critical to the removal of moist air from the kitchen and should be repaired by a qualified contractor.

Summary of Repairs

B. Driveways, sidewalks and walkways

Inspected

- (1) Multiple trip hazards were noted in the patio surrounding the deck on the north/west side of the home. Trip hazards should be corrected to protect against accidental falls.
- (2) Handrails on the front steps leading up to the home do not meet current requirements for handrails, which should be 34"-38" tall and should have gaps no larger than 4". Upgrading these handrails is not required, however may be considered as a safety improvement.

C. Vegetation

Inspected

Multiple areas of vegetation in contact with the home were noted. Vegetation should be cut back from the home to eliminate conditions conducive to wood destroying organisms.

B. Flashings

Inspected

The metal flashing at the base of the chimney was finished with a foam filler material, which is disintegrating. The flashing appears to be in good condition and foam filler is not a typical material used in this application. I recommend hiring a qualified contractor to remove the foam and caulk this area as necessary.

D. Roof Drainage Systems

Inspected

- (1) A moderate collection of debris was noted at the gutter downspouts on the roof. Downspouts should be kept clean and clear to promote drainage from the roof.
- (2) The gutter downspout along the north/east side of the home outside of the master bedroom is clogged and preventing proper flow of water away from the home. The area has a growth of moss, indicating that the area is retaining water and there is evidence of water dripping from the roof where it is likely backing up due to prevention of proper water flow. Recommend hiring a qualified contractor to clean or replace the in-ground drain pipe.
- (3) Gutter downspouts at the north/east and south/west corners of the home are discharging too close to the foundation of the home. These downspouts appear to be clear from debris, however should be discharging at least 5 feet away from the home where possible. I recommend adding downspout extensions or splash blocks to these downspouts to promote drainage of water away from the foundation.

A. Wall Cladding Flashing and Trim

Inspected

- (1) Several cracks were noted in the siding below the living room and kitchen windows along the south/west side of the home. These cracks should be caulked to prevent water intrusion.
- (2) Cracking and peeling paint was noted in the roof rafters above the back deck of the home. Recommend touch paint as necessary.

B. Doors (Exterior)

Inspected

The exterior door between the kitchen and the back deck has several conditions which should be corrected by a qualified contractor. The door is not closing properly and contains a double keyed dead-bolt. Double-keyed dead-bolts are not permitted by modern building codes due to egress requirements, which require that all means of egress (ways to get out of the house), such as windows and doors, must be operable from the inside without the use of special knowledge or tools. This door also does not contain safety glass.

A. Garage Ceilings

Inspected

A breach in the drywall on the ceiling of the garage and the wall to the boiler room was noted. Gaps of this kind can contribute to the spread of fire and this should be sealed by a qualified professional to improve the safety of the fire separation between the garage and the sleeping rooms above the garage. Modern code requires 5/8" of type X drywall or an equivalent alternative to establish fire separation between garages and sleeping rooms above garages. Upgrading the drywall is not a requirement, however it would improve the safety of the home.

F. Garage Door Operators (Report whether or not doors will reverse when met with resistance) Inspected

The garage door control button is installed below 60", which is the proscribed height for this control. Installing garage door controls at 60" prevents children from operating the garage door in unsafe conditions. Recommend relocation of the control by a qualified individual.

B. Plumbing Water Supply, Distribution System and Fixtures

Inspected

- (1) Both hose bibs along the north/west side of the home (north/west and south/west corners) were loose and not connected to the home. The hose bib at the north west corner has a minor drip and should also be pointed towards the ground to promote proper drainage and prevent standing water within the fixture which can freeze and cause damage to the pipes. I recommend repair by a qualified plumbing professional.
- (2) The underside of the kitchen sink and all three bathroom sinks should be caulked and kept clean to reduce unsanitary conditions.

C. Plumbing Drain, Waste and Vent Systems

Inspected

- (1) The main floor bathroom and basement bathrooms both contain unlisted drain fittings below the sink. Both are accordion-type, flexible fittings. Approved drain waste pipes are designed to promote the flow of water and waste through the pipes and into the sewer. These fittings are prone to clogs and are not tested or listed. I recommend replacement of these pipe fittings by a qualified plumbing professional.
- (2) The outside vent for the dishwasher air gap (a Johnson Tee type air-gap device) is missing its cover. I recommend purchasing a new cover or fitting the air gap with a screen to prevent intrusion of pests.

E. Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) Inspected

An abandoned oil supply vent and supply pipe were both noted along the north/east side of the home. An underground oil storage tank is suspected in this area and should be properly decommissioned in accordance with local regulations.

B. Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Inspected

The electrical panel for the home lacks complete labeling. Proper labeling is necessary for both maintenance/repair of the electrical system and safety. I recommend complete labeling of the circuits in this panel by a qualified individual.

C. Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage Inspected

(2) One of the outlet circuits in the storage room is no longer connected to the wall. The wire is resting on the heating element in this room and poses both a trip hazard and an electrical hazard. Recommend repair by a qualified electrician.

D. Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) Inspected

- (1) The wire connecting the kitchen disposal is loose, both at its connection to the disposal and the wall. The disposal bushing, which protects the wire from being damaged where it enters the disposal housing is present, but it is loose. The area where the wires exit the wall is missing proper protection. The area underneath the kitchen sink is commonly overcrowded with kitchen supplies, which can cause electrical wires to be disconnected. Recommend hiring a qualified electrician to repair as necessary.
- (2) One of the can lights in the kitchen has cover or housing which has become disconnected. Recommend repair as needed by a qualified individual.

- (3) The hallway closet on the first floor has a fixture with an open bulb. Closets should always have enclosed bulbs which will prevent fire hazards which can be created when bedding or other flammable materials come in contact with light bulbs. Recommend having this fixture replaced by an appropriate fixture by a qualified electrician.
- (4) One of the can lights in the attic is missing protective bushings were the wires enter the light housing. Plastic or metal bushings prevent wires from moving and being cut by the edge of the metal light housing. Recommend repair by a qualified electrician.

B. Normal Operating Controls

Inspected

The zone switch which controls the flow of hot water to the upstairs bedrooms appeared to be malfunctioning during the inspection. This unit was buzzing throughout the inspection. The unit was providing heat to that zone of the home, in spite of the fact that the thermostat to that zone had dead batteries at the beginning of the inspection. The batteries were replaced, however the switch continued to buzz. The boiler requires maintenance or replacement by a qualified HVAC professional and this switch should be repaired as needed during that service.

G. Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected

Some cosmetic cracking in the brick facade in the basement was noted. No evidence of structural impact or any impact to the fireplace is expected. These cracks can be repaired as needed.

D. Venting Systems (Kitchens, Baths and Laundry)

Inspected

- (1) One of the bath vents along the north/east side of the home has a flap which is not operating. These flaps prevent pests from entering the home. I recommend having the vent cover replaced by a qualified professional.
- (2) The bath fans in the master bathroom and main floor bathroom were not providing any air flow to the outside of the home. These fans are critical to removing moist air from these bathrooms and should be repaired or replaced by a qualified professional.
- (3) The hood fan in the built-in microwave is not vented to the exterior of the home. This fan is critical to the removal of moist air from the kitchen and should be repaired by a qualified contractor.

Summary of Improvements

C. Windows

Inspected

- (1) The basement windows do not meet modern egress standards. Windows of this type would require a 36" window well, a total openable area of 5.7 square feet, and would be less than 44" above the floor. Upgrading these windows is not a requirement, however doing so would improve safe egress from the home in the event of a fire.
- (2) The windows in the middle bedroom on the first floor do not meet current egress standards. A window in this location which meets egress standards would have a total openable area of 5.7 square feet, and would be less than 44" above the floor. Upgrading these windows is not a requirement, however doing so would improve safe egress from the home in the event of a fire.

B. Plumbing Water Supply, Distribution System and Fixtures

Inspected

(3) The water supply lines for the washing machine are rubber and I recommend replacing them with metal braided supply lines. These rubber supply lines are a common source of homeowner insurance claims due to flooding and can be inexpensively replaced.

D. Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

- (1) The hot water heater on this home does not have a thermal expansion tank. Since the home does have a pressure reducing valve, which also prevents backflow of water into the public water supply system, it is highly recommended that a thermal expansion tank be added to the hot water system. When water is heated it expands. A thermal expansion tank provides a place for that expansion to occur without putting added stress onto the plumbing supply system and fixtures.
- (2) The hot water heater is missing one of the required seismic straps. Water heaters should have two straps in each of the top 1/3 and bottom 1/3 of the unit to prevent tipping in an earthquake. Recommend having a qualified individual install a second strap in the bottom third of this unit.

F. Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

- (1) Multiple exterior outlets, on the north/west exterior of the home off of the deck and the south/east exterior are not Ground Fault Circuit Interrupter (GFCI) protected. Modern building codes require all outside outlets to be GFCI protected. I recommend upgrading all exterior outlets to GFCI outlets by a qualified electrician.
- (2) Outlets in the laundry room and garage are not GFCI protected outlets. Modern building codes require all outlets in laundry rooms and garages to be GFCI protected. I recommend upgrading these outlets to GFCI outlets by a qualified electrician.
- (3) GFCI protected circuits are required by modern building codes in a variety of locations around the home. Several locations where GFCI protected circuits would be required by modern codes, but which are not included in this home, include circuits serving the hydronic heating system, bathroom fans with metal housing, and under sink circuits serving the disposal. I recommend further evaluation by a licensed electrician and upgrades as necessary to provide GFCI protection to all appropriate circuits in the home.

B. Ranges/Ovens/Cooktops

Inspected

The range/oven/cooktop is missing an anti-tip device. Recommend installing an anti-tip device to prevent accidental injury.

Summary Monitoring Conditions

A. Drainage

Inspected

An low area, which may affect drainage from the site was noted along the north/east side of the home. I recommend monitoring this area for standing water and correct drainage as necessary.

C. Skylights, Chimneys and Roof Penetrations

Inspected

Several of the roof vents were observed to have wasp nests inside of them. While typically wasp nests in these vents are not a problem, the nests can restrict the free movement of the vent flaps. If removal of the nests is desired, it is recommended that they be removed in the winter when the wasps are dormant. Walking on rubber roofing materials when wet is very dangerous and should be done by a qualified contractor.

E. Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

High relative moisture readings were noted on the deck at the south/east side of the home. Evidence of prior moisture intrusion was noted on the underside of the decking, however no obvious signs of damage to the deck coating material were observed. Recommend monitoring this area for moisture and repair as needed.

D. Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

(3) The water was manufactured in 2002. The normal life expectancy of a hot water heater is between 10 and 20 years, so this unit may be approaching the end of its useful life.

C. Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage Inspected

(1) A single aluminum wire circuit (serving the oven/range) was noted in the electrical panel. Solid aluminum branch circuit wiring has a history of causing significant problems related to thermal expansion/contraction, however the circuit in question contains braided aluminum wires, which are less prone to these issues. The grounding wire for this circuit is a solid aluminum wire and should be evaluated by a licensed electrician in the context of other electrical work recommended in this report.

Summary of Notes and Limitations

A. Main Water Shut-off Device (Describe location)

Inspected

The main water shut-off is located behind the boiler.

C. Plumbing Drain, Waste and Vent Systems

Inspected

(3) At the time of inspection it was noted that the first floor bathroom shower was missing a drain trap. Upon further evaluation of photos taken during the inspection, this was determined not to be the case. The shower drain does have an appropriate trap and is therefore not noted as a defect on this report.

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1. Site

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation, as well as trees and vegetation that adversely affect the structure, walks, steps, driveways, patios, and retaining walls contiguous with the structure. Site components are inspected for serviceability, safety and impact on inspected buildings on the site. Fences, privacy walls, and retaining walls not contiguous with the structure will be inspected, unless excluded in this report. The condition of soil, trees, shrubs or vegetation are excluded from the inspection unless they adversely affect the structure. Also excluded from the inspection are hydrological or geological conditions, adequacy of bulkheads, seawalls, breakwalls, and docks.

		In	Ex
A.	Drainage	•	
B.	Driveways, sidewalks and walkways	•	
C.	Vegetation	•	
D.	Retaining walls and fences	•	

In= Inspected, Ex= Exclude In Ex

Observations

• A. An low area, which may affect drainage from the site was noted along the north/east side of the home. I recommend monitoring this area for standing water and correct drainage as necessary.



A. (1) Low area along north/east side of home.

■ B. (1) Multiple trip hazards were noted in the patio surrounding the deck on the north/west side of the home. Trip hazards should be corrected to protect against accidental falls.



B. (1) Trip hazard in patio at north/west side of home.

► B. (2) Handrails on the front steps leading up to the home do not meet current requirements for handrails, which should be 34"-38" tall and should have gaps no larger than 4". Upgrading these handrails is not required, however may be considered as a safety improvement.





B. (2) Handrails leading to home are 32" tall.

B. (3) Gaps in handrails are >5"

• C. Multiple areas of vegetation in contact with the home were noted. Vegetation should be cut back from the home to eliminate conditions conducive to wood destroying organisms.



C. (1) Vegetation in contact with the home on the south/west side of the structure.

The home site was inspected and reported on with the above information. Many site conditions are not apparent at the time of inspection and cannot be observed in all weather conditions. Site drainage, in particular, can be difficult to observe in dry conditions.

2. Roofing

The inspection of the roof includes the roof covering materials, gutters and downspout systems, visible flashings, roof vents, skylights, and any other roof penetrations. The inspection also includes those portions of the chimneys and flues which are visible from the exterior. The inspection includes traversing the roof to inspect it, except in circumstances where, in the opinion of the inspector, doing so can damage roofing materials or may be unsafe for the inspector. If the roof is not traversed, the inspection is conducted from the eaves or from the ground with binoculars. Those items excluded from the inspection include gutter and downspout systems concealed within the structure and related underground drainage piping, antennas, lightning arresters, or similar attachments, and operation of powered roof ventilators.

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Rubber membrane	Walked roof	None
	A	Dooffing on the sight leaves

Chimney (exterior): Approximate age of roofing material: Roofing material layers:

Rock 5-10 years 1 layer

		•••	
A.	Roof Coverings	•	
B.	Flashings	•	
C.	Skylights, Chimneys and Roof Penetrations	•	
D.	Roof Drainage Systems	•	

In= Inspected, Ex= Exclude In Ex

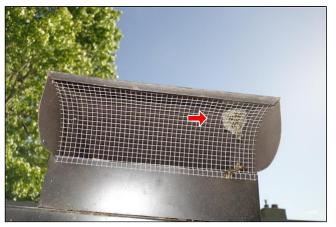
Observations

♣ B. The metal flashing at the base of the chimney was finished with a foam filler material, which is disintegrating. The flashing appears to be in good condition and foam filler is not a typical material used in this application. I recommend hiring a qualified contractor to remove the foam and caulk this area as necessary.



B. (1) Foam filler on chimney flashing.

C. Several of the roof vents were observed to have wasp nests inside of them. While typically wasp nests in these vents are not a problem, the nests can restrict the free movement of the vent flaps. If removal of the nests is desired, it is recommended that they be removed in the winter when the wasps are dormant. Walking on rubber roofing materials when wet is very dangerous and should be done by a qualified contractor.



C. (1) Wasp nest in roof vent.



C. (2) Wasp nest in roof vent.

D. (1) A moderate collection of debris was noted at the gutter downspouts on the roof. Downspouts should be kept clean and clear to promote drainage from the roof.



D. (1) Debris collecting around gutter downspouts on roof.

D. (2) The gutter downspout along the north/east side of the home outside of the master bedroom is clogged and preventing proper flow of water away from the home. The area has a growth of moss, indicating that the area is retaining water and there is evidence of water dripping from the roof where it is likely backing up due to prevention of proper water flow. Recommend hiring a qualified contractor to clean or replace the in-ground drain pipe.



D. (2) Moss at base of gutter downspout.



D. (3) Gutter drain pipe full of debris.

D. (3) Gutter downspouts at the north/east and south/west corners of the home are discharging too close to the foundation of the home. These downspouts appear to be clear from debris, however should be discharging at least 5 feet away from the home where possible. I recommend adding downspout extensions or splash blocks to these downspouts to promote drainage of water away from the foundation.



D. (4) Downspout at north/east corner of home discharging next to foundation.



D. (5) Gutter downspout at south/west corner of home.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings, skylights, chimneys and other roof penetrations can appear to be leak proof during inspection and existing weather conditions. The inspection attempts to find leaks, however most leaks must be active to be detected.

3. Exterior



The inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys. Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling are included unless specifically excluded in this report. The exterior inspection excludes testing or evaluation of the the operation of security locks, devices or systems, as well as the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories. Probing of exterior components where deterioration is suspected or where clear indications of possible deterioration exist will be done, except in instances where probing will damage any finished surface or where no deterioration is suspected.

Styles & Materials

Siding Style:	Siding Material:	Exterior Entry Doors:
Lap	Wood	Wood
Appurtenance:	Driveway:	Walkways and sidewalks:
Deck with steps	Concrete	Concrete
Covered porch		Flagstone
Sidewalk		Pavers
Deck		
Patio		

A.	Wall Cladding Flashing and Trim	•	
B.	Doors (Exterior)	•	
C.	Windows	•	
D.	Eaves, Soffits and Fascias	•	
E.	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•	

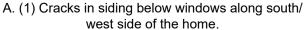
In= Inspected, Ex= Exclude In Ex

Observations

In Ex

• A. (1) Several cracks were noted in the siding below the living room and kitchen windows along the south/west side of the home. These cracks should be caulked to prevent water intrusion.

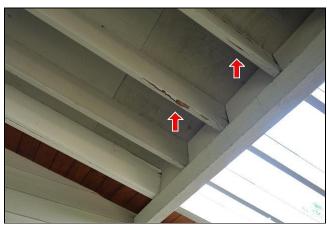






A. (2) Siding cracks below kitchen window.

• A. (2) Cracking and peeling paint was noted in the roof rafters above the back deck of the home. Recommend touch paint as necessary.



A. (3) Cracking and peeling paint in roof rafters over back deck.

♣ ■ The exterior door between the kitchen and the back deck has several conditions which should be corrected by a qualified contractor. The door is not closing properly and contains a double keyed dead-bolt. Double-keyed dead-bolts are not permitted by modern building codes due to egress requirements, which require that all means of egress (ways to get out of the house), such as windows and doors, must be operable from the inside without the use of special knowledge or tools. This door also does not contain safety glass.



B. (1) Kitchen door to back deck does not properly close and contains a double-keyed dead-bolt.

C. (1) The basement windows do not meet modern egress standards. Windows of this type would require a 36" window well, a total openable area of 5.7 square feet, and would be less than 44" above the floor. Upgrading these windows is not a requirement, however doing so would improve safe egress from the home in the event of a fire.



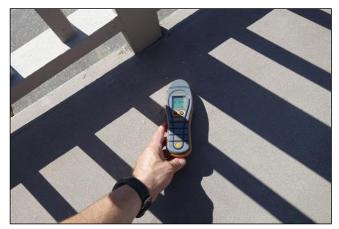
C. (1) Basement window wells do not meet egress standards.

C. (2) The windows in the middle bedroom on the first floor do not meet current egress standards. A window in this location which meets egress standards would have a total openable area of 5.7 square feet, and would be less than 44" above the floor. Upgrading these windows is not a requirement, however doing so would improve safe egress from the home in the event of a fire.



C. (2) Window in middle bedroom is above 44" off the floor.

Solution E. High relative moisture readings were noted on the deck at the south/east side of the home. Evidence of prior moisture intrusion was noted on the underside of the decking, however no obvious signs of damage to the deck coating material were observed. Recommend monitoring this area for moisture and repair as needed.





E. (1) High relative moisture reading on front deck.

E. (2) Evidence of moisture damage in underside of decking material.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

4. Garage

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems. The condition and function of the overhead garage doors and associated hardware will be evaluated and tested for normal operation, including their autoreverse systems and secondary entrapment devices (photoelectric and edge sensors) when present. Garage door remote controls are excluded from this inspection. The condition and installation of any pedestrian doors are inspected. Fire separation between the house and garage (when applicable) as well as the existence of fire hazards, such as the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) are also inspected.

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Wood	LIFT-MASTER

		III	EX
A.	Garage Ceilings	•	
B.	Garage Walls (including Firewall Separation)	•	
C.	Garage Floor	•	
D.	Garage Door (s)	•	
E.	Occupant Door (from garage to inside of home)	•	
F.	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•	

In= Inspected, Ex= Exclude

Observations

• A. A breach in the drywall on the ceiling of the garage and the wall to the boiler room was noted. Gaps of this kind can contribute to the spread of fire and this should be sealed by a qualified professional to improve the safety of the fire separation between the garage and the sleeping rooms above the garage. Modern code requires 5/8" of type X drywall or an equivalent alternative to establish fire separation between garages and sleeping rooms above garages. Upgrading the drywall is not a requirement, however it would improve the safety of the home.



A. (1) Gap between wall and ceiling in garage.

E. The door between the garage and the home lacks a self-closing mechanism. I recommend adding a self-closing mechanism to ensure fire separation between the garage and home and improve the overall safety of the structure.



E. (1) Garage door does not have self-closing mechanism.

▶ **F.** The garage door control button is installed below 60", which is the proscribed height for this control. Installing garage door controls at 60" prevents children from operating the garage door in unsafe conditions. Recommend relocation of the control by a qualified individual.



F. (1) Garage door control should be 60" off the ground.

The garage and/or carport have been inspected based on the above criteria. Note that it can be difficult to determine the fire rating of solid core pedestrian doors which are not labeled with their fire rating. Also note that moving vehicles or personal property from garages and carports is outside of the scope of this inspection and may contribute to limitations noted in the report.

5. Interiors

The inspection of the interior includes non-cosmetic deficiencies in the walls, ceilings, floors, windows, doors, steps, stairways, balconies and railings. Verification that steps, handrails, guardrails, stairways and landings are installed wherever necessary and are in compliance with modern building codes is part of the inspection. The inspection includes the overall general condition of cabinets and countertops and caulking and grout at kitchen and bathroom counters. The interior walls, ceilings, and floors are inspected for indications of concealed structural deficiencies, water infiltration, or major damage. The inspection also includes the condition and operation of a representative number of windows and doors. The presence or absence of smoke and carbon monoxide (CO) alarms will be noted, however alarms are not tested as part of the inspection.

Styles & Materials

Ceiling Materials: Wall Material: Floor Covering(s): Gypsum Board Gypsum Board Carpet Tile Window Manufacturer: **Interior Doors:** Cabinetry: **UNKNOWN** Wood Hollow core Solid Countertop:

Stone

		ln	Ex
A.	Ceilings	•	
В.	Walls	•	
C.	Floors	•	
D.	Steps, Stairways, Balconies and Railings	•	
E.	Counters and Cabinets (representative number)	•	
F.	Doors (representative number)	•	
G.	Windows (representative number)	•	

Observations

In= Inspected, Ex= Exclude

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Cosmetic deficiencies may not be noted in the report.

In Ex

6. Structural Components

The inspection of the structure includes the visible foundation, floor framing, roof framing and decking, other support and substructure/superstructure components, stairs, ventilation (when applicable), and exposed concrete slabs in garages and habitable areas. The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible are all included in the inspection. The inspection of crawlspaces and basements includes investigation of conditions indicating flooding and moisture penetration. Wood rot and pest-conducive conditions will be reported and all pest-conducive conditions or conditions suspected to be insect related will be referred to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up. Inaccessible subfloor crawlspaces, including those requiring excavation (digging) or those with access openings less than 18" x 24" or headroom less than 18" beneath floor joists and 12" beneath girders (beams) are excluded. Any areas that are not readily accessible due to obstructions or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home are also excluded. Probing of structural components where deterioration is suspected or where clear indications of possible deterioration exist will be done, except in instances where probing will damage any finished surface or where no deterioration is suspected.

Styles & Materials

Foundation:	Method used to observe Crawlspace:	Floor Structure:
Poured concrete	No crawlspace	2 X 10
Wall Structure:	Ceiling Structure:	Roof Structure:
Wood	6" or better	2 X 8 Rafters
Roof-Type:	Method used to observe attic:	Attic info:
Gable	Walked	No Storage
		Attic hatch

			111	
A	A. Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the but of abnormal or harmful condensation on building components.)	ilding or signs	•	
E	B. Walls (Structural)		•	
	C. Columns or Piers		•	
	D. Floors (Structural)		•	
E	E. Ceilings (Structural)		•	

In Ex

Meridian Inspections, LLC

Sample

		In	Ex
F.	Roof Structure and Attic	•	
ln=	In= Inspected Ex= Exclude		Fx

Observations

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

7. Plumbing System

The inspection of the plumbing system includes visible water supply lines, visible waste/soil and vent lines, fixtures and faucets, domestic hot water system and applicable fuel source. The inspection will include the presence and functionality of sump pumps/waste ejector pumps when visible, main water shutoff valve and/or fuel shutoff valves, and temperature and pressure relief (TPR) valves and associated piping. Water temperature is tested and assessed for safety, as is functional flow and functional drainage from fixtures. The plumbing inspection generally excludes the operation of any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance. Also excluded is testing of any system which is shut down or winterized, floor drains and exterior drain systems, fires sprinkler systems, water-conditioning equipment (including softeners and filter systems), private water supply systems, gas supply systems, internal components of exterior pumps or sealed sanitary waste systems, ancillary systems such as solar or hot water circulation systems, and systems not readily accessible. Pressure or temperature/pressure relief valves are not tested due to the potential for such tests to damage valves or cause leaks and pilot lights are not lit. Water quality is not tested nor does the inspection include the condition and operation of water wells and related pressure tanks and pumps. The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment is not tested.

Styles & Materials

Water Source: Water Filters: Plumbing Water Supply (into home): **Public** None Not visible Plumbing Water Distribution (inside home): **Plumbing Waste: Water Heater Power Source:** Copper **ABS** Electric Copper Water Heater Capacity: Manufacturer: Water Heater Location: 80 Gallon (plenty) A.O. SMITH **Under Stairs**

A.	Main Water Shut-off Device (Describe location)	•	
B.	Plumbing Water Supply, Distribution System and Fixtures	•	
C.	Plumbing Drain, Waste and Vent Systems	•	
D.	Hot Water Systems, Controls, Chimneys, Flues and Vents	•	
E.	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•	

In= Inspected, Ex= Exclude In Ex

In Ex

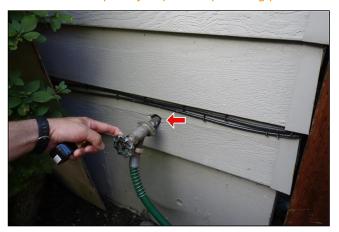
Observations

A. The main water shut-off is located behind the boiler.

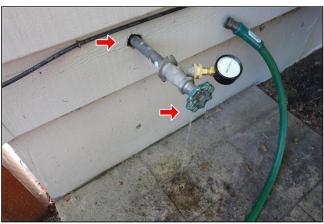


A. (1) Main water shut-off behind boiler.

▲ B. (1) Both hose bibs along the north/west side of the home (north/west and south/west corners) were loose and not connected to the home. The hose bib at the north west corner has a minor drip and should also be pointed towards the ground to promote proper drainage and prevent standing water within the fixture which can freeze and cause damage to the pipes. I recommend repair by a qualified plumbing professional.



B. (1) Loose hose bib at south/west corner of home.



B. (2) Hose bib at north/west corner of home is not connected and dripping.

♣ B. (2) The underside of the kitchen sink and all three bathroom sinks should be caulked and kept clean to reduce unsanitary conditions.





B. (3) Uncaulked sink in master bath.

B. (4) Uncaulked sink in upstairs bath.



B. (5) Uncaulked underside of kitchen sink.

B. (3) The water supply lines for the washing machine are rubber and I recommend replacing them with metal braided supply lines. These rubber supply lines are a common source of homeowner insurance claims due to flooding and can be inexpensively replaced.



B. (6) Rubber washer supply lines.

C. (1) The main floor bathroom and basement bathrooms both contain unlisted drain fittings below the sink. Both are accordion-type, flexible fittings. Approved drain waste pipes are designed to promote the flow of water and waste through the pipes and into the sewer. These fittings are prone to clogs and are not tested or listed. I recommend replacement of these pipe fittings by a qualified plumbing professional.



C. (1) Flexible drain fitting below sink in upstairs bathroom.

C. (2) The outside vent for the dishwasher air gap (a Johnson Tee type air-gap device) is missing its cover. I recommend purchasing a new cover or fitting the air gap with a screen to prevent intrusion of pests.



C. (2) Dishwasher air gap missing cover.

C. (3) At the time of inspection it was noted that the first floor bathroom shower was missing a drain trap. Upon further evaluation of photos taken during the inspection, this was determined not to be the case. The shower drain does have an appropriate trap and is therefore not noted as a defect on this report.

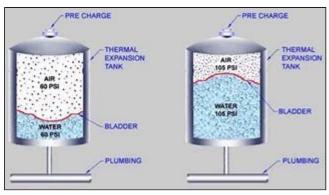


C. (3) P-trap for first floor bathroom.

D. (1) The hot water heater on this home does not have a thermal expansion tank. Since the home does have a pressure reducing valve, which also prevents backflow of water into the public water supply system, it is highly recommended that a thermal expansion tank be added to the hot water system. When water is heated it expands. A thermal expansion tank provides a place for that expansion to occur without putting added stress onto the plumbing supply system and fixtures.



D. (1) No thermal expansion tank on hot water heater.



D. (2) How a thermal expansion tank works.

D. (2) The hot water heater is missing one of the required seismic straps. Water heaters should have two straps in each of the top 1/3 and bottom 1/3 of the unit to prevent tipping in an earthquake. Recommend having a qualified individual install a second strap in the bottom third of this unit.



D. (3) Water heater missing seismic strap on bottom 1/3 of unit.

D. (3) The water was manufactured in 2002. The normal life expectancy of a hot water heater is between 10 and 20 years, so this unit may be approaching the end of its useful life.

▲ E. An abandoned oil supply vent and supply pipe were both noted along the north/east side of the home. An underground oil storage tank is suspected in this area and should be properly decommissioned in accordance with local regulations.





E. (2) Oil supply pipe.

E. (1) Oil tank vent.

The plumbing in the home was inspected and reported on with the above information. Most water distribution pipes are not visible due to wall, floor and ceiling coverings and cannot be fully inspected. Plumbing fixtures were tested using their normal operations. Washing machine drain line cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system.

8. Electrical System

The inspection of the electrical system includes the service drop through the main panel, sub-panels, feeders, branch circuits, connected devices, and lighting fixtures. Voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used are all noted where visible. The inspection will also note the existence of a connected service-grounding conductor and servicegrounding electrode when it can be determined. The inspection includes evaluation of the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and sub-panel cover(s). Where visible, the presence of solid conductor aluminum branch circuits are noted. The inspection includes the operation of a representative number of accessible switches, receptacles and light fixtures, and the grounding and polarity of a representative number of receptacles, particularly in close proximity to plumbing fixtures or at the exterior. Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection will be noted, including where these devices are required by modern building codes. Any circuit breaker panel or sub-panel known within the home inspection profession to have safety concerns has been noted. Any electrical systems or branch circuits that were not energized have not been activated nor have circuit breakers, service disconnects or fuse been removed during the inspections. Ancillary electrical systems are excluded from the inspection, including but not limited to: timers, security systems, low voltage relays, smoke/ heat detectors, antennas, intercoms, electrical deicing tapes, lawn sprinkler wiring, swimming pool or spa wiring, central vacuum systems. The inspection does not include dismantling of any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels, and any electrical equipment that's not readily accessible is excluded.

Styles & Materials

 Electrical Service Conductors:
 Panel capacity:
 Panel Type:

 Below ground
 200 AMP
 Circuit breakers

 Electric Panel Manufacturer:
 Branch wire 15 and 20 AMP:
 Wiring Methods:

 GENERAL ELECTRIC
 Copper
 Romex

A.	Service Entrance Conductors	•	
B.	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•	
C.	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•	
D.	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•	

In= Inspected, Ex= Exclude In Ex

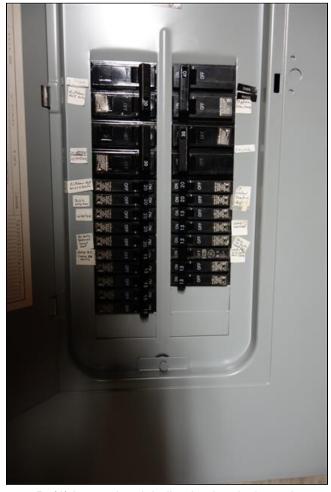
In Ex

		ln	Ex
E.	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•	
F.	Operation of GFCI (Ground Fault Circuit Interrupters)	•	
G.	Location of Main and Distribution Panels	•	
H.	Smoke Detectors	•	
I.	Carbon Monoxide Detectors	•	

In= Inspected, Ex= Exclude

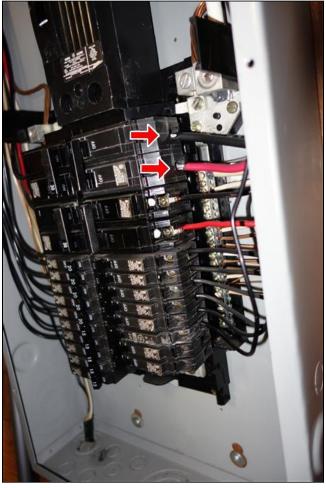
Observations

♣ B. The electrical panel for the home lacks complete labeling. Proper labeling is necessary for both maintenance/repair of the electrical system and safety. I recommend complete labeling of the circuits in this panel by a qualified individual.



B. (1) Incomplete labeling in electrical panel.

• C. (1) A single aluminum wire circuit (serving the oven/range) was noted in the electrical panel. Solid aluminum branch circuit wiring has a history of causing significant problems related to thermal expansion/contraction, however the circuit in question contains braided aluminum wires, which are less prone to these issues. The grounding wire for this circuit is a solid aluminum wire and should be evaluated by a licensed electrician in the context of other electrical work recommended in this report.



C. (1) Braided aluminum wiring in panel.

• C. (2) One of the outlet circuits in the storage room is no longer connected to the wall. The wire is resting on the heating element in this room and poses both a trip hazard and an electrical hazard. Recommend repair by a qualified electrician.



C. (2) Outlet and wire disconnected from wall in storage room.



C. (3) Disconnected outlet in storage room.

• D. (1) The wire connecting the kitchen disposal is loose, both at its connection to the disposal and the wall. The disposal bushing, which protects the wire from being damaged where it enters the disposal housing is present, but it is loose. The area where the wires exit the wall is missing proper protection. The area underneath the kitchen sink is commonly overcrowded with kitchen supplies, which can cause electrical wires to be disconnected. Recommend hiring a qualified electrician to repair as necessary.



D. (1) Loosely connected wire to disposal.

• D. (2) One of the can lights in the kitchen has cover or housing which has become disconnected. Recommend repair as needed by a qualified individual.



D. (2)

• D. (3) The hallway closet on the first floor has a fixture with an open bulb. Closets should always have enclosed bulbs which will prevent fire hazards which can be created when bedding or other flammable materials come in contact with light bulbs. Recommend having this fixture replaced by an appropriate fixture by a qualified electrician.



D. (3) Open bulb fixture in hallway closet.

• D. (4) One of the can lights in the attic is missing protective bushings were the wires enter the light housing. Plastic or metal bushings prevent wires from moving and being cut by the edge of the metal light housing. Recommend repair by a qualified electrician.



D. (4) Missing bushing where wires enter can light housing in attic.

F. (1) Multiple exterior outlets, on the north/west exterior of the home off of the deck and the south/east exterior are not Ground Fault Circuit Interrupter (GFCI) protected. Modern building codes require all outside outlets to be GFCI protected. I recommend upgrading all exterior outlets to GFCI outlets by a qualified electrician.



F. (1) Non-GFCI protected outlet on north/west exterior of home.



F. (2) Non-GFCI protected outlet on front deck.

F. (2) Outlets in the laundry room and garage are not GFCI protected outlets. Modern building codes require all outlets in laundry rooms and garages to be GFCI protected. I recommend upgrading these outlets to GFCI outlets by a qualified electrician.



F. (3) Non-GFCI protected outlet in laundry room.



F. (4) Non-GFCI protected outlet in garage.

F. (3) GFCI protected circuits are required by modern building codes in a variety of locations around the home. Several locations where GFCI protected circuits would be required by modern codes, but which are not included in this home, include circuits serving the hydronic heating system, bathroom fans with metal housing, and under sink circuits serving the disposal. I recommend further evaluation by a licensed electrician and upgrades as necessary to provide GFCI protection to all appropriate circuits in the home.

H. The master bedroom is missing a smoke alarm and the smoke alarm in the basement hallway is old and should be replaced. It is recommended that all missing or old smoke alarms (over 10 years old) be replaced with new photoelectric alarms. If possible, all smoke alarms and carbon monoxide alarms should be replaced with a hard-wired and interconnected system of alarms.

Recent research indicates that photoelectric alarms provide the safest possible protection from household fires. Photoelectric sensing alarms detect visible fire particles (associated with slow smoldering fires) sooner than ionization alarms, protecting inhabitants from smoke inhalation, which is the leading cause of death in house fires. Ionization sensing alarms may detect invisible fire particles (associated with fast flaming fires) sooner than photoelectric alarms, however are prone to nuisance tripping and are often disabled by homeowners as a result. Leading authorities recommend that both ionization and photoelectric smoke alarms be installed to help insure maximum detection of the various types of fires that can occur within the home. Combination alarms are available, but are not recommended.



H. (1) Old smoke detector in basement hallway.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please exercise extreme caution when dealing with electrical systems. Deficiencies in electrical systems can cause electrical shocks and electrocution (death) and should be addressed by licensed electricians only.

9. Heating / Air Conditioning

The inspection of the heating system includes the fuel source, heating equipment, heating distribution, operating controls, flue pipes, chimneys and venting, and auxiliary heating units where accessible and using normal operation of control devices. Access panels or covers provided by the manufacturer or installer, if readily accessible and detachable, have been inspected. Visible flue pipes and related components are inspected for functional operation and proper clearance from combustibles. Verification of functional heating sources in each habitable space in the home have been noted. Spaces where fossil fuel burning heating devices are located are inspected to ensure there is air for combustion. The inspection does not include the ignition of pilot lights or any heating device that does not respond to normal controls or has been otherwise shut down. Inspection of any heating system when circumstances are not conducive to safe operation have been noted as exclusions. Ancillary heating equipment, including humidifiers, air purifiers, motorized dampers, heat reclaimers, solar heating systems, or concealed distribution systems are excluded. The inspection also excludes determination of the capacity, adequacy, or efficiency of a heating system, adequacy of combustion air, and the accuracy of thermostats (other than turning them on).

The inspection includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths, however the inspection does not include the inspection of flues and verification of the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace. Fires were not ignited in fireplaces/stoves and pilot lights were not ignited. The adequacy of draft and heat production has not been verified, nor has a smoke test been performed.

Styles & Materials

Heat Type: Energy Source: Number of Heat Systems (excluding wood):

Circulating boiler Gas One

Heat System Brand: Types of Fireplaces: Operable Fireplaces:

AO SMITH Conventional Two

Number of Woodstoves:

None

		In	Ex
A.	Heating Equipment	•	
B.	Normal Operating Controls	•	
C.	Automatic Safety Controls	•	

In= Inspected, Ex= Exclude In Ex

		In	EX
D.	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•	
E.	Presence of Installed Heat Source in Each Room	•	
F.	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•	
G.	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•	
Н.	Gas/LP Firelogs and Fireplaces		•
I.	Cooling and Air Handler Equipment		•
J.	Normal Operating Controls		•
K.	Presence of Installed Cooling Source in Each Room		•

In= Inspected, Ex= Exclude In Ex

Observations

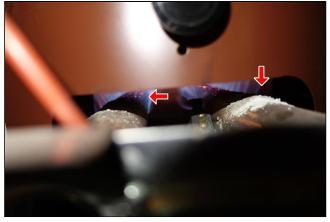
A. The gas boiler which heats the water for the hydronic heating system requires service. White powder was noted all around the unit, including below the draft hood and in the combustion chamber. This white powder is a common byproduct of combustion, however the deposits around this boiler are extreme and likely a sign of other issues. The flu for this boiler is unlined and likely oversized, which can cause poor drafting and other issues.

Two small water leaks were also noted at the air bleeder valve and main water shut-off valves. These leaks were not present when the gas boiler was in use, due to evaporation, however were present when not in use.

This unit was manufactured in 1990 and should be considered at the end of its expected life. At a minimum this unit should be cleaned and serviced, however replacement should be considered.



A. (1) Dirty gas boiler.



A. (2) White powder around and inside of combustion chamber.



A. (3) Water leaks at main water shut-off valve and air bleeder valve on boiler.

♣ B. The zone switch which controls the flow of hot water to the upstairs bedrooms appeared to be malfunctioning during the inspection. This unit was buzzing throughout the inspection. The unit was providing heat to that zone of the home, in spite of the fact that the thermostat to that zone had dead batteries at the beginning of the inspection. The batteries were replaced, however the switch continued to buzz. The boiler requires maintenance or replacement by a qualified HVAC professional and this switch should be repaired as needed during that service.



B. (1) Malfunctioning switch to bedroom zone heating.

◆ G. Some cosmetic cracking in the brick facade in the basement was noted. No evidence of structural impact or any impact to the fireplace is expected. These cracks can be repaired as needed.



G. (1) Cosmetic cracks to basement chimney facade.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling of equipment which may reveal something only a licensed heat contractor would discover. Current weather conditions may limit the ability of the inspector to operate equipment.

In Fx

10. Insulation and Ventilation

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems. The type of insulation in viewable and accessible unconditioned spaces has been noted. The inspection notes areas with missing or inadequate vapor barriers in subfloor crawlspaces with earth floors, and areas missing insulation at the interface between conditioned and unconditioned spaces and on heating system ductwork and supply plumbing in unconditioned spaces were visible. The inspection does not include a determination of the the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls or a determination of the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:	
Batt	Ridge vents	None	
Dryer Power Source:	Dryer Vent:	Floor System Insulation:	
220 Electric	Flexible Metal	NONE	

		•••	
A.	Insulation in Attic	•	
B.	Insulation Under Floor System	•	
C.	Ventilation of Attic and Foundation Areas	•	
D.	Venting Systems (Kitchens, Baths and Laundry)	•	
E.	Ventilation Fans and Thermostatic Controls in Attic		•

In= Inspected, Ex= Exclude In Ex

Observations

D. (1) One of the bath vents along the north/east side of the home has a flap which is not operating. These flaps prevent pests from entering the home. I recommend having the vent cover replaced by a qualified professional.



D. (1) Bathroom vent with inoperable vent door.

• **D.** (2) The bath fans in the master bathroom and main floor bathroom were not providing any air flow to the outside of the home. These fans are critical to removing moist air from these bathrooms and should be repaired or replaced by a qualified professional.





D. (2) Main floor bath fan provided no air movement.

D. (3) Master bath fan provided no air movement.

(3) The hood fan in the built-in microwave is not vented to the exterior of the home. This fan is critical to the removal of moist air from the kitchen and should be repaired by a qualified contractor.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected.

11. Built-In Kitchen Appliances

The inspection includes built-in appliances where applicable. Appliances are tested for basic operational function and installation, however the primary purpose of the inspection of appliances is evaluate their safety to test the function of the systems in the home which support the appliances, such as the plumbing, electric and fuel systems. Appliances are generally considered to be non-permanent components of the home. The type and manufacturer of appliances are noted, where possible, however the age, adequacy, and service record of appliances are excluded unless otherwise noted in this report.

Styles & Materials

Dishwasher Brand:Disposer Brand:Exhaust/Range hood:KENMOREUNKNOWNGENERAL ELECTRIC

Range/Oven: Built in Microwave: Trash Compactors:

TAPPAN GENERAL ELECTRIC NONE

Refrigerator Brand:

GENERAL ELECTRIC

		ln	Ex
A.	Dishwasher	•	
B.	Ranges/Ovens/Cooktops	•	
C.	Range Hood (s)	•	
D.	Food Waste Disposer	•	
E.	Microwave Cooking Equipment	•	

In= Inspected, Ex= Exclude In Ex

Observations

B. The range/oven/cooktop is missing an anti-tip device. Recommend installing an anti-tip device to prevent accidental injury.



B. (1) Underside of stove is missing anti-tip device.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Appliances are not moved during the inspection and all installation details are based upon the visible condition of the appliance at the time of the inspection.



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