

The Home Inspector Alaska LLC

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www.HomeInspectorAK.com

Office: 907-332-3443

Protecting Buyers Since 1996

SAMPLE INSPECTION REPORT

CLIENT INFORMATION

Cindy R Client

CindyRC@nomail.com

907-000-9876

PERSONS PRESENT

Seller (FSBO)

TIME / WEATHER

9:00 am / overcast 44 deg

INSPECTOR

Donna Ranson

Donna Ranson, ACI

License #37

c/t: 907-441-2433

and Alfredo Romero, Inspector in Training



EXTERIOR PHOTO



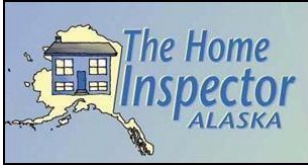
BASIC PROPERTY DESCRIPTION

Built in 1983, this occupied zero lot line home has 2 bedrooms, 1 bathroom, deck, and off-street parking.

Inspection Address

5 May 2016 / 000 Fast Leaf Cir / Anchorage AK 99500

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DISCLAIMER

Home inspection is a unique discipline, distinct from construction, engineering, or municipal building inspection. The sole purpose of this report is to advise about the condition of visually observable systems and components installed in the home at the time of inspection. It is *not* a code compliance inspection.

This non-invasive visual inspection is limited to readily accessible areas. Latent or concealed defects may remain undiscovered. Hire professional and qualified contractors to perform repairs as appropriate, ie electrical, roofing, heating, etc. You are encouraged to seek a second opinion from specialty or trade contractors to confirm or refute the findings listed herein.

Latent and concealed defects or deficiencies are excluded from the inspection; equipment and systems will not be dismantled. The inspection and report may address but are not intended to diagnose the possible presence of or danger from potentially harmful substances or environmental hazards including but not limited to radon gas, lead paint, asbestos, carbon monoxide, toxic or flammable chemicals, or water- or airborne hazards. Also excluded are inspections of and reports on swimming pools, hot tubs, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, or the presence of rodents, termites, or wood destroying insects and organisms.

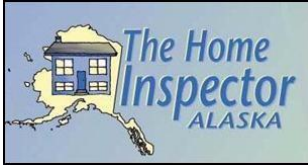
The inspector is not an architect, engineer, trade contractor, or insurer and the inspection and report are not intended to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item, or system of the property.

The inspection is limited to the knowledge and experience of the inspector and every attempt has been made to provide you with a complete list of major deficiencies. Cosmetic deficiencies and incidental repairs are not reported. This report complies with the ASHI Standards of Practice and Code of Ethics (review the full document at www.ASHI.org).

The inspector has not been provided written guidance on inspection and reporting standards from state or local agencies and none are known to exist.

Photos included in this report are to assist in helping you to understand the nature of the repair item but may not represent the full deficiency.

This report is non-transferable. Any person other than the person named on the inspection agreement is not protected by this report and is encouraged to obtain their own inspection. This report is for informational purposes only and is not to be solely relied upon.



LIFE-SAFETY REPAIRS

Items in this category are often required by an enforcing authority (local code, lender, appraiser, underwriter, etc.). In general, these items are not functioning properly, are unsafe, or are at the end of their useful life. These items should be evaluated by a specialist for a second opinion. The inspector is not required to determine methods, materials, or cost of corrections. The inspector is not required to determine the cause of any condition or deficiency.

Structural –

1. Rot is noted on the T1-11 siding and sill plate at the rear of the house under the sliding door. Investigate extent of damage and replace rotted wood.

Electrical –

2. Install a battery operated smoke detector in each bedroom.
3. Remove the old detector and install a wired combination smoke/CO detector in the hallway where wiring is present.
4. Install GFCI protection for all kitchen countertop accessible outlets.
5. Install a retaining ring (grommet) to secure the power cord to the underside of the disposer.





SIGNIFICANT REPAIRS

Items in this category may be required by an enforcing authority (local code, lender, appraiser, underwriter, etc.). In general, these items are significantly deficient or suspected to be near the end of their useful service life. These items should be evaluated by a specialist for a second opinion. The inspector is not required to determine methods, materials, or cost of corrections. The inspector is not required to determine the cause of any condition or deficiency.

Structural –

1. A floor joist under the bathroom was cut but the repair is inadequate. Install a header to support the floor joist OR install an 8' long scab glued and screwed.



Exterior –

2. Install a platform outside the rear sliding door.

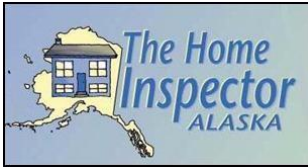
Plumbing –

3. Toilet rocks back and forth. Replace the wax ring, inspect the sub-floor for damage, and secure the toilet.

Interiors –

4. Remove mold from walls and windows.
5. Remove mold from the drywall firewall in the crawlspace.
6. Dishwasher hasn't been used by the homeowner for more than 20 years. Seals are likely deteriorated. Replace the dishwasher.





ROUTINE MAINTENANCE

Routine maintenance repairs are not normally required by an enforcing authority. Items in this category are of normal wear and tear and should be repaired when possible but pose no immediate negative impact on the home or residents. The inspector is not required to determine methods, materials, or cost of corrections.

Structural –

1. Install joist hangers to support cut floor joists and headers at the heating duct penetration through the floor.

Exterior –

2. Front deck baluster spacing exceeds the current standard. Modify the infill panels so a 4" sphere can't pass through (note: the railing isn't required).
3. Remove loose paint on the front entry deck.
4. Replace the rotted deck board at the front deck.
5. Level and secure the step at the front entry deck.



Roofing –

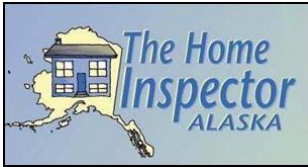
6. The rear downspout discharges underground at the rear of the house. Move the downspout extender so it discharges away from the foundation.
7. Clean debris from the rain gutters.

Plumbing –

8. Replace the old gas shutoff valve at the water heater.
9. Bathroom sink drain is slow. Clear the clog.

Electrical –

10. Install a cage or globe to protect the crawlspace light bulb from impact damage.
11. Install a light bulb at the rear exterior light to ensure the sockets function.



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12. Dining room 3-way circuit doesn't function properly. Replace the dimmer switch so the light turns on or off from either switch in any order.

Heating –

13. Furnace may be due annual servicing. Have all heating systems inspected and serviced by a qualified heating technician.
14. Replace furnace air filter.
15. Install an insulated combustion air vent in the ceiling, through the attic, and out the rear gable end wall (this will be required when the furnace is replaced).

Interiors –

16. Replace split caulk along the kitchen and bathroom countertops and backsplashes.
17. Replace split caulk around the tub rim.
18. Refinish the wood windows and trim as needed to protect from condensation and sunlight.
19. Left rear burner doesn't light (knob is stuck). Restore normal operation.
20. Kitchen window doesn't fully close. Repair hardware or install weather stripping.
21. Replace cracked grout in the shower surround.

Insulation and Ventilation –

22. Part of the ground is uncovered. Smooth vapor retarder to cover all bare areas. Add more 6mil thick vapor retarder if needed.



GENERAL INFORMATION

All systems and rooms listed below were inspected and are in satisfactory or acceptable condition, subject to stated limitations. Deficiencies are listed in the previous section.

Structural

- Inspect structural components including the foundation and framing
- Describe methods used to inspect crawlspaces and attics; foundation, floor structure, wall structure, ceiling structure, roof structure
- Not required to offer an opinion as to the adequacy of any structural system or component; enter crawlspaces with less than 24" of clearance or have an opening less than 16"x24"; traverse load bearing components concealed with insulation

Foundation: Crawlspace access is in a bedroom closet. Inspection of the concrete block foundation walls is partially limited by insulation. The drywall firewall separates this crawlspace from the neighbors. Termites are not present in Southcentral Alaska. No carpenter ants noted.

Floor/Ceiling System: Floor joists are 2x8 dimensional lumber spaced 16" on center. The subfloor is plywood.

Attic/Roof: Attic access is in the master bedroom closet. 2x4 trusses are spaced 24" on center. The roof is sheathed with plywood. No active roof leaks were detected under the eaves or in the attic. Consider relocating the attic access to the hallway or laundry closet for easier accessibility.

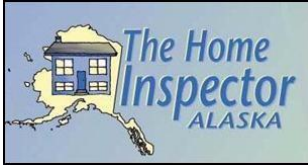
Walls: Exterior wall framing is 2x4.

Detached Garage or Carport: There is no parking structure.

Exterior

- Inspect siding, flashing, trim, doors, decks, balconies, porches, stoops, and associated railings; eaves, soffits, fascias where accessible from ground level; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building; walkways, patios, driveways
- Describe siding
- Not required to inspect screens, shutters, awnings, or seasonal accessories; fences and boundary walls; soil conditions; recreational facilities; outbuildings other than garages and carports; seawalls etc; erosion control.

Siding: T1-11 panel siding and trim is in good condition. The finish (paint etc) is in good condition overall.



Grounds: The yard is to slope away from the house 1" per foot for 6' for proper drainage. Drainage appears adequate. The paved driveway is in good condition.

Trees don't adversely affect the building. Be sure to keep branches cut back to prevent contact with the house. Trees and bushes in the yard can help control water that might otherwise end up in the crawlspace. The fence is not included with this inspection.

Decks: The front entry deck is level and in good condition overall and has minimal wear and tear. Hand and guard rails are sturdy but are not required on decks less than 30" above grade.

Visit www.anchorageraingardens.com for information regarding a program that may earn you a partial refund of the cost of building a rain garden to manage surface water from rain gutters and sump pumps.

Roofing

- Inspect roofing materials, drainage systems, flashing, skylights, chimneys, and other roof penetrations
- Describe roofing materials and method of inspection
- Not required to inspect antennae, interiors of flues that are not readily accessible, other accessories

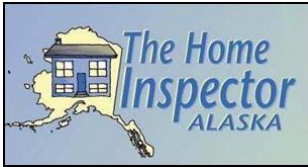
Roof was accessed by ladder. Composition shingles are in good condition and have more than 5 years life left. Roof penetrations appear to be in good condition. Flashing is intact where visible.



Rain gutters and downspouts help control rainwater from the roof. Install long extenders on downspouts to discharge water farther from the foundation but remove them for winter.

Plumbing

- Inspect all supply and distribution systems including fixtures and faucets; drain, waste, and vent systems to include fixtures; water heating equipment and hot water supply systems; vent systems, flues, and chimneys; fuel storage and distribution systems; sewage ejectors, sump pumps, and related piping.
- Describe water supply, drain, waste, and vent piping (DWV) materials; water heating equipment including energy source; location of main water and fuel shutoff valves
- Not required to inspect clothes washing machine connections; interior of flues and chimneys that are not readily accessible; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; private waste disposal systems



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- Not required to determine whether systems are public or private; water quality, adequacy of combustion air components
- Not required to measure water supply flow and pressure and well water quantity
- Not required to fill shower pans and fixtures to test for leaks; operated shutoff valves or manual stop valves

DWV Materials: Copper supply, copper distribution, ABS drains and vents.

Main Shutoffs: Main water shutoff (red handle) is located in the crawlspace under the living room. All fixtures except the tub have individual shutoff valves. The natural gas main shutoff is located at the meter at the right side of the house.



Water Heater: Natural gas water heater has earthquake straps and functions; manufactured in 2001, 40 gallons. A combustion air vent in the floor promotes proper exhaust drafting.

Other: Laundry hookups are located in the hallway. Both laundry machines were run and function. Clean lint from the dryer vent annually. There is no sump pump and there are no signs of previous flooding.

Electrical

- Inspect service drop; service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and subpanels; conductors; overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; GFCIs and AFCIs
- Describe amperage rating of the service; location of the main disconnect and panels; presence of solid conductor aluminum branch wiring; presence or absence of smoke and CO detectors; predominant branch wiring methods
- Not required to inspect remote control devices; test smoke or CO detectors; low voltage wiring systems and components; ancillary wiring systems; renewable energy systems
- Not required to measure amperage, voltage, or impedance; determine the age and type of smoke and CO detectors

Wiring: Underground aluminum service, 100 amps, 220 volts; meter is located at the rear of the house; main disconnect is located at the meter. Breaker panel is located in the hallway; copper branch wiring. GFCI breaker protect the headbolt (car plug-in), outlet. There are no AFCI breakers.

GFCI – ground fault circuit interrupter AFCI – arc fault circuit interrupter

Detectors: Smoke detectors are required inside and outside all bedrooms. CO detectors are required outside bedrooms and can be in combination with hallway smoke detectors. Detectors are installed unless otherwise noted. Wiring for smoke detectors must be utilized when provided.

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Photoelectric type smoke detectors are highly preferred to ionization types since they have a significantly faster activation rate during smoldering fires.

Suggestion: Codes for new construction require CO detectors in all bedrooms in addition to the hallways outside bedrooms and each level but this isn't currently being enforced. This standard may be enforced when you sell your home.

Consider upgrading the electrical system to include a circuit for wired smoke detectors in the bedrooms which can be easily accomplished through the attic.

Heating

- Open readily openable access panels
- Inspect installed heating equipment; vent systems, flues, and chimneys; distribution systems
- Describe energy sources; heating systems
- Not required to inspect interiors of flues and chimneys not readily accessible; heat exchangers; humidifiers or dehumidifiers; electronic air cleaning and sanitizing devices; renewable energy heating systems; heat recovery and similar whole-house ventilation systems
- Not required to determine heat supply adequacy or distribution balance; adequacy of combustion air components

Natural gas furnace is located in the hallway. Air filter access is at the top of the furnace. Direction of airflow is downward toward the furnace. Inspect gas heating appliances annually. Date of last servicing is unknown. A combustion air vent in the floor promotes proper exhaust drafting.

Suggestion: This home may benefit from an energy upgrade. Become an informed homeowner. Free classes are available through The Alaska Craftsman Home Program, Inc., www.achpalaska.com, 258-2247.

Interiors

- Inspect walls, ceilings, and floors; steps, stairways, and railings; countertops and a representative number of installed cabinets; representative number of doors and windows; garage doors and garage door operators; installed ovens, ranges, cooktops, microwaves, dishwashers, and disposers by using normal operating controls to activate the primary function
- No descriptions are required
- Not required to inspect paint, wallpaper, and other finishes; window treatments; coatings on the hermetic seals between panes of window glass; central vacuum systems; recreational facilities; appliances not specifically listed; appliance accessories or accuracy of thermostats, door seals, etc; operate or confirm the operation of every control and feature of an inspected appliance

General Areas: Flooring and drywall is in fair condition.

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Glazing/Egress: Bedroom windows meet current egress standards. Windows should be kept locked to reduce unwanted cold air drafts. Broken thermalseals can be repaired by a company such as Window Medics, 243-7364, should they occur (except safety glass and corroded low-e coatings).

Kitchen: Range, disposer, and refrigerator function. Countertops and cabinets are in fair condition. Ice and water dispenser in the refrigerator door is specifically excluded from the inspection.

Bathroom: Shower surrounds, tubs, shower, countertops, sinks, toilets, and exhaust fans are ok unless otherwise noted. Protect the grout between tiles on walls and floors by periodically applying grout sealer. Repair cracks and gaps in grout with grout (not caulk) when needed. Replace caulk along corners when needed.

Insulation and Ventilation

- Inspect insulation and vapor retarders in unfinished spaces; ventilation of attics and crawlspaces; mechanical ventilation systems, clothes dryer exhaust
- Describe insulation and vapor retarder in unfinished spaces; absence of insulation in unfinished spaces at conditioned surfaces
- Not required to disturb insulation

Attic: The floor of the attic is insulated with 12" loose fill fiberglass (average). Gable and soffit vents provide adequate ventilation. A drywall firewall separates the attic spaces. Seal the attic access with paintable caulk or compression gaskets to reduce heat and moisture loss into the space.

Crawlspace: The dirt floor is mostly covered with vapor retarder. Foundation walls are partially insulated with 6" fiberglass batts. The space has passive ventilation.

Kitchen: Window ventilation; range hood recirculates air back into the room. Periodically clean the grease screen in the dishwasher. Consider ducting the kitchen range hood to the exterior for improved ventilation.

Bathroom: Use exhaust fans regularly to remove moist air (mold grows when humidity exceeds 50%). Consider installing a timer to operate the bathroom exhaust fan to routinely create a clean air exchange within the home.

This home may benefit from an energy upgrade. Become an informed homeowner. Free classes are available through The Alaska Craftsman Home Program, Inc., www.achpalaska.com , 258-2247.



Consider having a radon test performed. Radon is a radioactive gas that breaks down into decay products which are known to be carcinogenic (Class A). Every home has radon to some level and those levels can build during winter months when windows are kept closed. Tests are most accurate when the home is vacant but can be accomplished anytime. Measurements are taken for a minimum of 48 hours with a calibrated RadStar 300. The results will indicate the hourly readings (16 samples per hour) and the overall average. Call or email to schedule a radon test.

Consider installing an exhaust fan in your crawlspace to help reduce airborne contaminants and water vapor that can make its way into your living area. Follow the 2012 IRC and Alaska Housing guidelines for proper installation.

Debris is noted in the heater vents. Have the vents cleaned for improved indoor air quality.

Fireplaces and Solid Fuel Burning Appliances

- Inspect fuel-burning fireplaces, stoves, and fireplace inserts; fuel burning accessories installed in fireplaces; chimneys and vents
- Describe systems and components
- Not required to inspect interiors of flues or chimneys; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantles and fireplace surrounds; combustion air components to determine adequacy; heat distribution assists (gravity and fan); fireplaces and accessories located outside; move inserts or contents
- Not required to ignite or extinguish fires; determine draft characteristics; move fireplace inserts and stoves or firebox contents

There is no fireplace or wood stove.

Suggested Reading: How to Operate Your Home, by Tom Feiza aka Mr Fix-It

View additional information at www.homeinspectorak.com.