

General Summary



Summit to Sound Inspections

**P.O. Box 1261
Issaquah, WA 98027
425-457-4497
License #: 1038**

**Customer
Sample**

**Address
123
Tacoma WA 98418**

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

The roof has 2 different styles to it. One is heavily pitched and the other is flat. The flat roof has a composition type shingle on and that is not standard for a flat roof, composition shingles should be layed on a 4/12 pitch or greater. The PVC style roof looks good but has some spots on the under laments where it was leaking and not repaired.

1.2 Roof Drainage Systems

Inspected, Repair or Replace

Missing a downspout on the rear of the home. The rest of the gutter system needs to be routed away from the foundation as it is causing a pond on the front of the home.

2. Exterior



2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

Remember that paint and caulk are the protective coverings for the exterior wood and seams/gaps on the home. So if these items fail it will damage the siding and beyond. Make sure you cover all gaps and holes with caulk and paint and inspect these areas regularly.

Paint failing on siding. Needs prep and paint at wood on vents, trim and other areas of the home. There is also many areas of vinyl siding that are damaged and in need of repair. The trim around the windows is rotten and needs replacement and painting.

2. Exterior



The vinyl skirting on the home must be replaced.

2.1 Doors (Exterior)

Inspected, Repair or Replace

Both exterior door have gaps around them that must be sealed.

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

Inspected, Repair or Replace

The front porch is missing posts due to the pond being created by the downspouts. Also has rotted the support for the front porch.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

The grading on the front of the home slopes towards the house and should be corrected. There is also a run near the driveway (which is also sloped towards the home) that looks like it will create water going back to the home during the rainy season.

2.5 Fence

Inspected, Repair or Replace

Damaged fence must be replaced.

2.6 Eaves, Soffits and Fascias

Inspected, Repair or Replace

All bare wood must be painted or it will rot.

2.7 Doorbell

Inspected, Repair or Replace

Not operating.

3. Interiors

3.1 Walls

Inspected, Repair or Replace

Operating properly at time of inspection. Hole behind bathroom door needs repair.

3.2 Floors

Inspected, Repair or Replace

The flooring in the home shows signs of moisture as it is turning up on the corners. Also the floor in the home is very uneven and will require repair.

3.3 Counters and Cabinets (representative number)

Inspected, Repair or Replace

Not secured to the cabinets, which were also poorly installed in the kitchen.

4. Structural Components

4.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

I was unable to full inspect but from walking on the floor is was uneven and will require repair.

4. Structural Components

4.1 Columns or Piers

Inspected, Repair or Replace

Shifting piers under the home should be straightened.

4.2 Floors (Structural)

Inspected, Repair or Replace

Rotten subflooring found behind the hall toilet.

4.3 Roof Structure and Attic

Inspected, Repair or Replace

The attic appears to be in good condition; however, the sheathing under the carport and under the flat roof area must be replaced as it is damaged.

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

All faucets and spouts are operating properly. The shower has little to no water pressure.

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

The water heater is rusting, full of rodent droppings and needs replacement, a drain pan and an expansion tank and seismic straps installed. It also needs the PRV to extend to the exterior of the home.

5.3 Washer and Dryer

Inspected, Repair or Replace

Washer drain line is leaking.

6. Electrical System

6.0 Service Entrance Conductors

Inspected, Repair or Replace

Operating properly at time of inspection. Seal the mast.

6.2 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, Repair or Replace

Many outlets are ungrounded and the home is still operating on the knob and tube wiring in the attic. It is not possible to get insurance on a home with knob and tube that is covered with insulation. This must be re-wired and done by a licensed electrician.

6.3 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace

Open ground in the main bathroom. Open electrical wires in the carport must be covered. The switch on the outside of the home (carport) has a non working GFCI and an extension cord wired into it. This is not code, also all exposed (romex) wiring must be in conduit on the outside of any dwelling.

6.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

GFCI;s must be installed in all wet areas to include the exterior, carport, bath and kitchen.

6. Electrical System

6.7 Smoke Detectors

Inspected, Repair or Replace

Install more in the home.

7. Heating / Central Air Conditioning

7.0 Heating Equipment

Inspected, Repair or Replace

Only 1 of the heater works in the home.

7.1 Normal Operating Controls

Inspected, Repair or Replace

Must be replaced with the heaters.

7.2 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

The chimney ends in the attic.

8. Insulation and Ventilation

8.0 Insulation in Attic

Inspected, Repair or Replace

Rodent infested must be removed and replaced, but can not be in contact with the knob and tube.

8.1 Insulation Under Floor System

Inspected, Repair or Replace

Rodent infested must be replaced and installed where missing.

8.2 Vapor Retarders (in Crawlspace or basement)

Inspected, Repair or Replace

A 6 mil black vapor barrier must be installed.

10. Out Building

10.3 Walls (interior and exterior)

Inspected, Repair or Replace

Wood to ground contact on exterior of home. Also damaged trim, missing paint must be repaired.

10.6 Windows

Inspected, Repair or Replace

Broken window will need replacement.

10.8 Branch Circuits, Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Inspected, Repair or Replace

There is a south outlet that does not operate.

10.13 Drains, Wastes and Vents

Inspected, Repair or Replace

The vent for the plumbing must end over the roof line.

10. Out Building

10.14 Water Heating Equipment

Inspected, Repair or Replace

Should be strapped, have an expansion tank, drain pan, PRV routed outside, ect..

10.16 Range Hood

Inspected, Repair or Replace

Requires replacement.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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