# HOUSE TO HOME INSPECTIONS

**Hermiston, OR 97838**

**Inspection Date:**
6/1/2018

**Prepared For:**
Donald Jr

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House to Home Inspections

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House to Home Inspections

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# REPORT OVERVIEW

## Scope of Inspection

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

All components designated for inspection in the State of Oregon Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. 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. This is a visual inspection only.

## Main Entrance Faces

South

## State of Occupancy

Occupied - Fully furnished

## Weather Conditions

Sunny

## Recent Rain

No

## Ground Cover

Dry

## Inspection Limited By

Owners belongings and furnishings obstructed full view of some walls, floors, electrical outlets and may cover defects which may become visible when the house is vacant.

# Grounds

## Walkways

**Material**: Concrete

**Condition**: Satisfactory

## Driveway/Parking

**Material**: Asphalt

**Condition**: Satisfactory

## Porch

**Material**: Concrete

**Condition**: Satisfactory

## Steps

**Material**: Concrete

**Condition**: Satisfactory

## Patio

**Material**: Concrete

**Condition**: Satisfactory

## Patio Cover

**Material**: Metal

**Condition**: Satisfactory

## Grading and vegetation

**Landscaping**: There are trees and shrubs growing against the siding and roofing.

Recommend keeping all plants and trees cut back 12-18 from the house.
Recommend all grading slope away from the house to prevent water entry into the crawl space.
Recommend 6-8 of space between the siding and the grade.

# Exterior

## Gutters

**Material**: Gal/Alum

**Condition**: Satisfactory

## Siding

**Material**: Wood

**Condition**: Satisfactory

**Paint**: Satisfactory

## Trim

**Material**: Wood

**Condition**: Satisfactory

**Paint**: Satisfactory

## Soffit

**Material**: Wood

**Condition**: Satisfactory

**Paint**: Satisfactory

## Fascia

**Material**: Wood

**Condition**: Satisfactory

**Paint**: Satisfactory

## Caulking

**Condition**: Satisfactory
Recommend around windows/doors/masonry ledges/corners/utility penetrations

## Exterior Doors & Weather stripping

**Exterior Doors**: Satisfactory

**Exterior Weatherstripping**: Satisfactory

## Windows

**Material**: Vinyl

**Condition**: Satisfactory

## Screens

**Material**: Vinyl

**Condition**: Satisfactory

## Foundation

**Material**: Concrete

**Condition**: Satisfactory

## Exterior Wall Construction

**Type**: Framed
Not Visible

**Condition**: Satisfactory

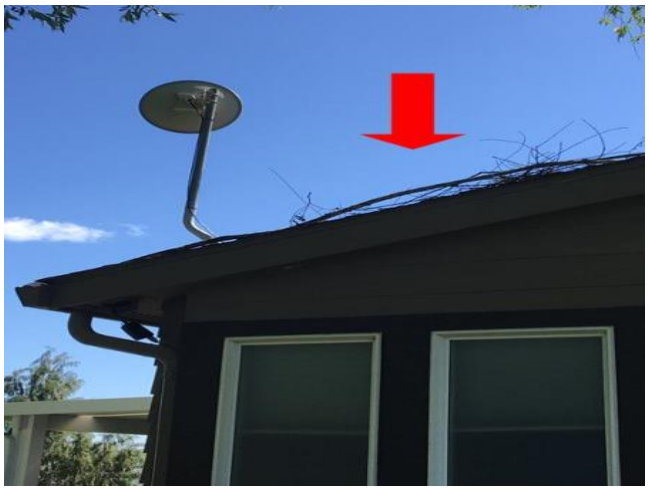
Weather cover is missing on outlet on west wall

Soffit and facia material have separated on northeast corner

GFCI breaker on deck for hot tub

Recommend downspouts be a minimum of 36 inches

GFCI outlet on front of house did not was not working



Debris should be removed from roof

Window trim is damaged on north west corner by crawlspace

Moisture damage on facia board on south side of house by front door

Recommend the shrubs be 8 to 12 inches away from siding

# Roof

## Visibility of Roof

**Visibility**: All

**Inspected From**: Roof

## Style of Roof

**Type**: Gable

**Pitch**: Low

**Material**: Architectural Asphalt

**Layers**: 1 Layer

## Ventilation System

**Type**: Soffit Vent - Ridge Vent

## Valleys

**Material**: Asphalt - Closed

**Condition**: Satisfactory

## Flashing

**Material**: Galv/Alum

**Condition**: Satisfactory

## Condition of Roof Coverings

**Roof Condition**: Satisfactory

**Roof Issues**: Roof coverings appeared overall satisfactory.

## Plumbing Vents

**Condition**: Poor

Recommend additional sealant around dormer trim

Recommend additional sealant around trim board

Damaged gasket on plumbing vent flashing

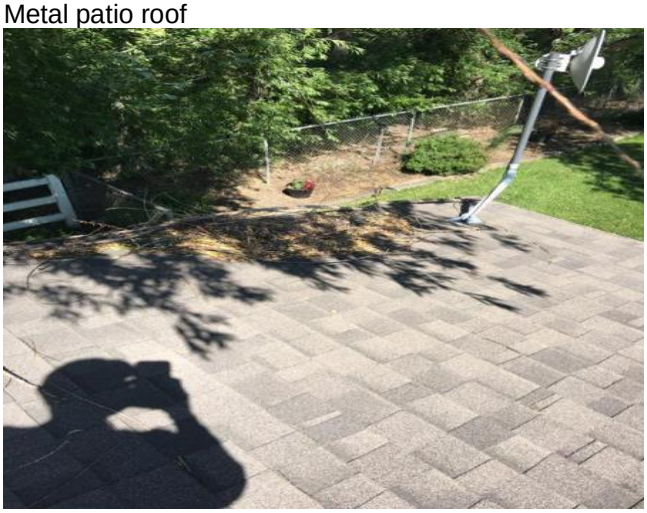
Dormer roof has low angle pitch

Facia board should be separated from asphalt roofing

Tree/Shrub growing on roof

Metal patio roof

Leaves and Debris in gutter



Tree debris on roof

# Garage

## Type

| | |
|---|---|
| **Type**: | Detached<br>3-Car |

## Automatic Opener

| | |
|---|---|
| **Operation**: | Operable |

## Pressure Safety Reverse

| | |
|---|---|
| **Operation**: | Operable |

## Photo Eye Safety Reverse

| | |
|---|---|
| **Operation**: | Operable |

## Floor

| | |
|---|---|
| **Material**: | Concrete |
| **Condition**: | Satisfactory |
| **Source of Ignition within 18" of the floor**: | No |

## Sill Plates

| | |
|---|---|
| **Type**: | Floor level |
| **Condition**: | Satisfactory |

## Overhead Door(s)

| | |
|---|---|
| **Material**: | Metal |
| **Condition**: | Satisfactory |

## Fire Separation Walls & Ceiling

| | |
|---|---|
| **Condition**: | Satisfactory |
| **Moisture Stains Present**: | No |
| **Fire door**: | Satisfactory |

## Electrical Panel

| | |
|---|---|
| **Location**: | East wall |
| **Condition**: | Satisfactory |
| **Adequate Clearance to Panel**: | No Blocked by shelving |

| | |
|---|---|
| **Amperage**: | 200a |
| **Voltage**: | 120v/240v |
| **Breakers/Fuses**: | Breakers |
| **Appears grounded**: | Yes |
| **GFCI breaker**: | No |
| **AFCI breaker**: | No |
| **Main wire**: | Aluminum |
| **Condition**: | Satisfactory |
| **Branch wire**: | Copper |
| **Branch wire condition**: | Satisfactory |

## Switches/Outlets

| | |
|---|---|
| **GFCI**: | Yes |
| **Open Ground**: | None |
| **Hot/Neutral Reversed**: | None |
| **Cover Plate Missing**: | All |
| **Switches Not Working**: | None |
| **Dangerous Wiring**: | None |

Paint missing on the window trim

Damaged soffit

Sealant missing between trim and siding

Wall heaters in garage are in satisfactory condition.

Panel cover removal not possible because of shelving

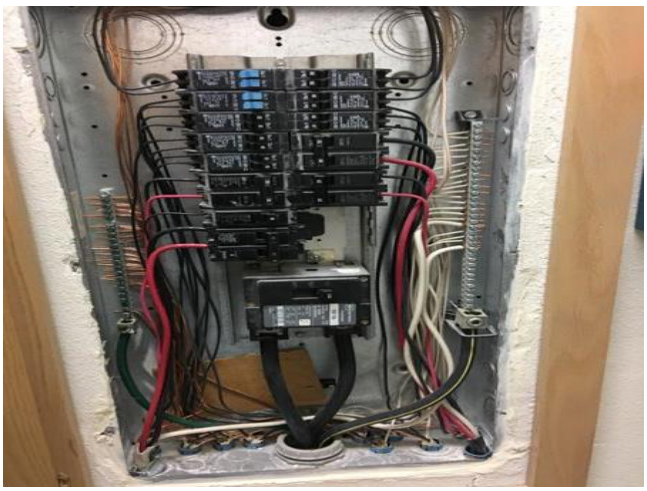
# Electrical

**Service Entry**

| | |
|---|---|
| **Location**: | Underground |
| **Condition**: | Satisfactory |

**Main panel**

| | |
|---|---|
| **Location**: | Pantry |
| **Condition**: | Satisfactory |
| **Adequate Clearance to Panel**: | Yes |
| **Amperage**: | 200a |
| **Voltage**: | 120v/240v |
| **Breakers/Fuses**: | Breakers |
| **Appears grounded**: | Yes |
| **GFCI breaker**: | No |
| **AFCI breaker**: | No |
| **Main wire**: | Aluminum |
| **Condition**: | Satisfactory |
| **Branch wire**: | Copper |
| **Branch wire condition**: | Satisfactory |



**Switches/Outlets**

| | |
|---|---|
| **GFCI**: | Kitchen- Bathroom |

| | |
|---|---|
| **Open Ground**: | None |
| **Hot/Neutral Reversed**: | Dining room |
| **Cover Plate Missing**: | None |
| **Switches Not Working**: | None |
| **Dangerous Wiring**: | None |

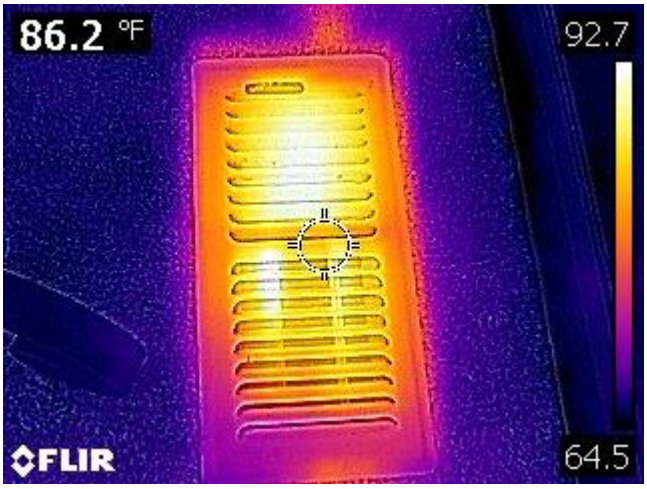
**Light Fixtures and Ceiling Fans**

| | |
|---|---|
| **Light Fixtures**: | Satisfactory |
| **Ceiling Fans**: | Satisfactory |

# Heat/AC

**Heating/AC system**

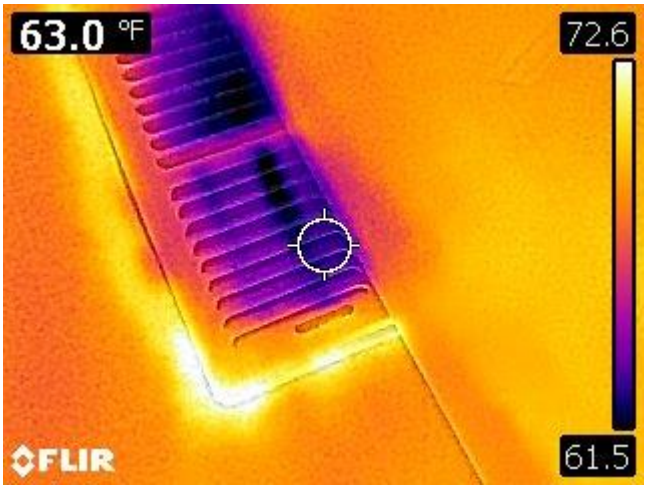
| | |
|---|---|
| **Brand**: | Coleman |
| **Serial #**: | 991064418 |
| **Model#**: | DGAT090BDF |
| **Age**: | OCT 1999 |
| **Energy source**: | Gas |
| **Warm air system**: | Central system |
| **Heat exchanger**: | Sealed |
| **Carbon monoxide**: | None detected |
| **Carbon monoxide tester**: | Testo Model 317-3 Carbon Monoxide Tester: |
| **Combustion air venting present**: | Yes |
| **When turned on by thermostat**: | Fired<br>Proper operation: Yes |
| **Filter**: | Standard |
| **System Condition**: | Satisfactory |



**AC/Heat Pump**

| | |
|---|---|
| **Brand**: | York |
| **Serial #**: | 990603599 |
| **Model#**: | BRCQ0481BD |
| **Age**: | JUNE 1999 |
| **Condenser Fins**: | Satisfactory |
| **Disconnect**: | Yes |
| **Condensate drain**: | To exterior |
| **General**: | Central System |
| **Location**: | Side of house |
| **Temp at Register**: | 63.0° |
| **Refrigerant Lines**: | Satisfactory |
| **System Condition**: | Satisfactory |

There is insulation missing off the AC refrigeration line



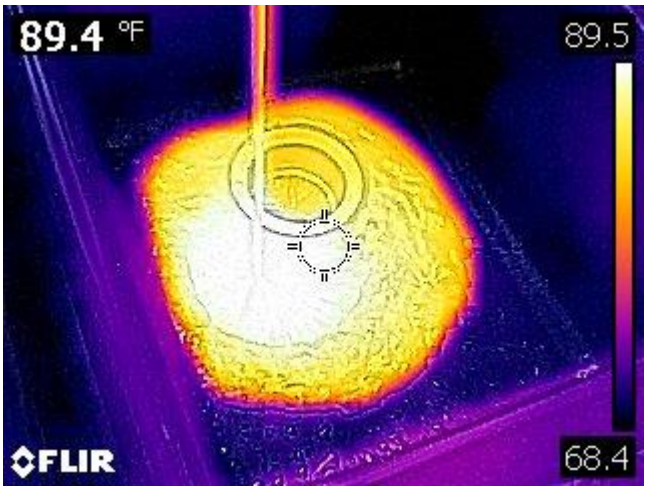
# Plumbing

## Water heater Kitchen

| | |
|---|---|
| **Brand**: | State |
| **Type**: | GAS |
| **Capacity**: | 40 gallons |
| **Serial #**: | B00202118 |
| **Age**: | May 2000 |
| **Seismic restraints needed**: | No |
| **Relief valve**: | Yes |
| **Extension proper**: | Yes |
| **Condition**: | Satisfactory |

## Water heater Bathrooms

| | |
|---|---|
| **Brand**: | State |
| **Type**: | Gas |
| **Capacity**: | 40 gallons |
| **Serial #**: | 800202119 |
| **Age**: | May 2000 |
| **Seismic restraints needed**: | No |
| **Relief valve**: | Yes |
| **Extension proper**: | Yes |
| **Condition**: | Poor Not working at time of inspection |



## Water service

| | |
|---|---|
| **Main shut-off location**: | Outside at well<br>In Crawl Space |
| **Water entry piping**: | Polybutylene Plastic |
| **Lead other than solder joints**: | Unknown |
| **Visible water distribution piping**: | CPVC Plastic<br>Polybutylene Plastic |
| **Condition**: | Satisfactory |
| **Flow**: | Satisfactory |
| **Drain/Waste/Vent pipe**: | ABS |
| **Condition**: | Satisfactory |
| **Drainage**: | Satisfactory |

# Kitchen

## Countertops

| | |
|---|---|
| **Condition**: | Satisfactory |
| **Materials**: | Laminate |
| **Back Splash**: | Satisfactory |
| **Sealant**: | Satisfactory |

## Cabinets

| | |
|---|---|
| **Condition**: | Satisfactory |

## Plumbing

| | |
|---|---|
| **Faucet Leaks**: | No |
| **Pipes leak/corroded**: | No |
| **Sink/Faucet**: | Satisfactory |
| **Functional drain**: | Satisfactory |
| **Functional flow**: | Satisfactory |

## Walls & Ceiling

| | |
|---|---|
| **Condition**: | Satisfactory |

## Heating/Cooling Source

Yes

## Floor

| | |
|---|---|
| **Condition**: | Satisfactory |

## Appliances

| | |
|---|---|
| **Disposal**: | N/A |
| **Oven/Range**: | Operable: Yes |
| **Dishwasher**: | Not tested |
| **Exhaust fan**: | Operable: Yes |
| **Refrigerator**: | Operable: Yes |
| **Microwave**: | Operable: Yes |

# Laundry Room

**Laundry**

| | |
|---|---|
| **Room vented**: | Yes |
| **Dryer vented**: | Floor |
| **GFCI present**: | No |
| **Appliances**: | Washer -Dryer |
| **Washer hook-up lines/valves**: | Satisfactory |

# Walls-Doors-Ceilings-Floors

**Walls-Doors-Ceilings-Floors**

| | |
|---|---|
| **Walls condition**: | Satisfactory |
| **Interior Doors Condition**: | Satisfactory |
| **Floor condition**: | Satisfactory |
| **Ceiling condition**: | Satisfactory |
| **Moisture stains**: | No |

# Interior

## Bedrooms

| | |
|---|---|
| **Egress**: | Yes |
| **Closet**: | Yes |

## Smoke Alarms

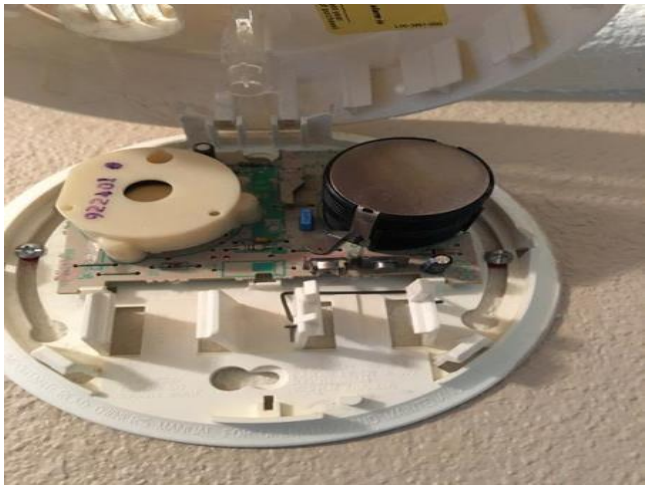
| | |
|---|---|
| **Present**: | Yes |
| **Functioning**: | Yes |
| **Location Correct**: | Yes |
| **Less than 10 Years old**: | No |
| **Okay to Stay**: | No |
| **HW or Battery**: | Battery |

## Carbon Monoxide Alarms

| | |
|---|---|
| **Present**: | Yes |
| **Functioning**: | Yes |
| **Location Correct**: | Yes |
| **Less than 10 Years old**: | Yes |
| **Okay to Stay**: | Yes |
| **HW or Battery**: | Battery |

Pilot light was turned off

Crack in entry way tile



First Alert
MODEL NO.: PICO
5102
WARNING
N04-0253-000

# Bathrooms

**Main Bathroom**

| | |
|---|---|
| **Sinks**: | Satisfactory |
| **Faucets**: | Satisfactory |
| **Drain pipes**: | Satisfactory |
| **Tubs**: | Satisfactory |
| **Tub faucets**: | Satisfactory |
| **Shower/Tub area**: | Fiberglass |
| **Shower/Tub**: | Satisfactory |
| **Toilets**: | Satisfactory |
| **Exhaust fan**: | Satisfactory |
| **Outlet present**: | Yes |
| **Drainage**: | Satisfactory |
| **Water flow**: | Satisfactory |
| **Cabinets**: | Satisfactory |
| **Moisture stains present**: | No |
| **Heat source present**: | Yes |

**Master Bathroom**

| | |
|---|---|
| **Sinks**: | Satisfactory |
| **Faucets**: | Satisfactory |
| **Drain pipes**: | Satisfactory |
| **Tubs**: | Satisfactory |
| **Tub faucets**: | Satisfactory |
| **Shower**: | Satisfactory |
| **Shower faucet**: | Satisfactory |
| **Shower/Tub area**: | Fiberglass |
| **Shower/Tub**: | Satisfactory |
| **Toilets**: | Satisfactory |
| **Exhaust fan**: | Satisfactory |
| **Outlet present**: | Yes |
| **Drainage**: | Satisfactory |
| **Water flow**: | Satisfactory |
| **Cabinets**: | Satisfactory |
| **Moisture stains present**: | No |
| **Heat source present**: | Yes |

**1/2 Bath**

| | |
|---|---|
| **Sinks**: | Satisfactory |
| **Faucets**: | Satisfactory |
| **Toilets**: | Satisfactory |
| **Exhaust fan**: | Satisfactory |
| **Outlet present**: | Yes |
| **Shower**: | Satisfactory |
| **Shower faucet**: | Poor Shower head missing |
| **Shower/Tub area**: | Fiberglass |
| **Shower/Tub**: | Satisfactory |
| **Drainage**: | Satisfactory |
| **Water flow**: | Satisfactory |
| **Cabinets**: | Satisfactory |
| **Moisture stains present**: | No |
| **Heat source present**: | Yes |

Shower not in use

# Crawl Space

## Crawl space

| | |
|---|---|
| **Type**: | Full crawlspace |
| **Conditioned (heated/cooled)**: | No |

## Access

| | |
|---|---|
| **Location**: | Exterior |
| **Inspected from**: | In the crawl space |

## Foundation walls

| | |
|---|---|
| **Condition**: | Satisfactory |
| **Material**: | Poured concrete |

## Floor

| | |
|---|---|
| **Material**: | Concrete<br>Dirt |
| **Condition**: | Not Visible<br>Vapor barrier present |

## Drainage

| | |
|---|---|
| **Standing water**: | No |
| **Evidence of moisture damage**: | No |

## Ventilation

| | |
|---|---|
| **Location**: | Wall vents |

## Girders/Beams/Columns

| | |
|---|---|
| **Material**: | Steel -Masonry |
| **Condition**: | Satisfactory |

## Floor Structure

**Material**: Steel

**Condition**: Satisfactory

## Tie Downs

**Present**: None

**Condition**:

## Insulation

**Type**: Fiberglass

**Location**: Subfloor

## Vapor barrier

**Present**: Yes

**Material**: Plastic

**Condition**: Satisfactory

Sill plate is bolted in place

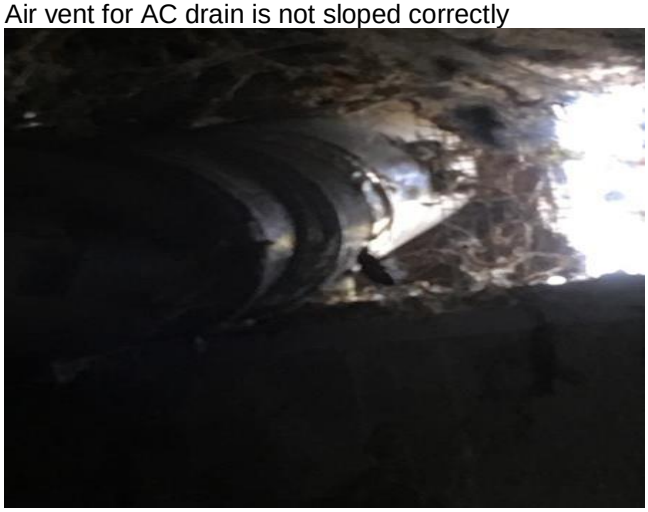
Sill plate bolts

Insulation pulled down around plumbing areas

Insulation pulled down around plumbing areas

Air vent for AC drain is not sloped correctly

Water shutoff is on east wall of foundation



Dryer vent area has part of the screen missing around the ducting.

# Wood Destroying Organisms

## Destroying Organisms Checklist

Note: While no wood destroying insects or signs of insects were observed during this inspection, it should be noted that these types of insects can remain dormant and hidden for parts of the year and become active at any time. This is not a guarantee that this will not occur.

| | |
|---|---|
| **Fungi and Wood Decay**: | None Observed |
| **Damp Wood Termites**: | None Observed |
| **Subterranean Termites**: | None Observed |
| **Carpenter Ants**: | None Observed |
| **Wood boring beetles**: | None Observed |

## Conditions Favoring WDO Checklist

| | |
|---|---|
| **Cellulose Debris**: | None Observed |
| **Earth to Wood Contact**: | None Observed |
| **Excessive Moisture**: | None Observed |
| **Insufficient Ventilation**: | None Observed |
| **Negative Grade**: | None Observed |
| **Dirt Fill**: | None Observed |
| **Inadequate Clearance**: | None Observed |

## Miscellaneous Checklist

| | |
|---|---|
| **Sub-floor foil barrier**: | No |
| **Vapor Barrier**: | Yes |
| **Sub-floor insulated**: | Yes |
| **Inaccessible areas**: | No |
| **Further inspection recommended**: | No |
| **Evidence of Previous WDO Treatment**: | None Observed |

# SUMMARY

## Maintenance and Repair Items

### EXTERIOR and SITE

1. There moisture damage to the fascia board by the front porch on the west side. Moisture can continue to cause the material to separate and wick moisture into the fascia. Recommend further evaluation and repair of the material sealing with caulk and paint.
2. The downspouts exit by the foundation. A downspout that empties next to the foundation can allow water into the crawl space and damage to the foundation. Recommend further evaluation and extending the downspout a minimum 3 feet from the foundation.
3. There are shrubs growing against the homes siding. Lush greenery may prevent air circulation and evaporation, potentially leading to rot or mold. Recommend further evaluation and trimming the plants and shrubs against the siding.
4. There are branches and debris on the NW corner of the roof. Debris on the roofing can hold moisture around the debris causing damage to the asphalt shingles. Recommend further evaluation and removal.
5. There is a section of damaged trim on the NW corner of the house (master bathroom). Damaged material can wick moisture and allow damage to the trim and to adjacent materials. Recommend further evaluation and repair/replacement of the damaged materials.
6. There is a section of fascia that is separating from the soffit on the east side of the home NE corner. Sealing minor gaps and cracks prevents water entry around and behind the damaged sealant. Recommend further evaluation and repair of the caulking.

### ROOF, GUTTERS and CHIMNEY

7. There are areas of trim on the roof dormers that are separated leaving gaps. This can allow moisture to enter behind the trim. Recommend further evaluation and repair using a quality caulking product like SherMax Urethanized Elastomeric Sealant from Sherwin Williams or DYNAFLEX 230 Premium Sealant.
8. The trim around the dormers is against the asphalt roofing. Trim material resting on the roofing can wick moisture resulting in moisture damage to the wood material. Recommend further evaluation and repair of the trim creating a space between the trim and the roofing.
9. The plumbing boot gaskets are damaged. The gasket degrades over time due to prolonged exposure to UV rays and will crack or crumble apart, which leads to leaking roofs. Recommend further evaluation and repair/replacement of the plumbing boots.
10. There are asphalt granules missing on the bottom edges of the roofing on the south side of the house. Granule loss which is uniform across the roof is usually a result of normal weathering. Over time, the bond between the granules and asphalt deteriorates, and granules will be loosened and carried away by runoff. Recommend monitoring the roofing.
11. The dormer roofs are a low pitch roof and has architectural shingles installed. Manufactures recommendation is that Architectural Shingles not be used on roofing with less than a 3/12 pitch.

12. The fascia board for the dormers is resting on the asphalt roofing. The fascia board should be a minimum of ½ inch off the roofing material to help prevent moisture damage. Recommend further evaluation and repair of the fascia.
13. There are branched of a tree resting on the south side of the roof. Recommend further evaluation and removal of the debris.
14. There is debris build up on the metal patio roof. Recommend further evaluation and removal of the debris.
15. There are areas of debris build up in the gutters of the house. Debris in gutters can allow water overflow and run down and damaged fascia boards and siding. Recommend further evaluation and cleaning of the gutter of debris.

**GARAGE**

16. There is shelving partially blocking the electrical panel in the garage. Access to behind the cover was not possible.
17. The toilet was not working in the garage. Recommend further evaluation and repair/replacement of the toilet.
18. There are sections of damaged soffit on the east side of the garage. Damaged soffit can allow moisture and insect entry between around the damaged material. Recommend further evaluation and repair.
19. The window trim on the north side of the garage has peeling and missing paint. Paint protects and waterproofs the exterior. Missing and damaged paint allows for the exterior components to be damaged by wind, rain, and sun. Recommend further evaluation and repair/repaint all siding and trim components.
20. The north side of the garage is not painted. Paint protects and waterproofs the exterior. Missing and damaged paint allows for the exterior components to be damaged by wind, rain, and sun. Recommend further evaluation and repair/repaint all siding and trim components.

**PLUMBING**

21. The water heater on the west end of the house was not working at the time of the inspection. Repair is pending per the seller.

**HVAC**

22. The insulation is damaged on the Exterior AC refrigeration line. Missing refrigerant line insulation may increase system operating cost or cause damage due to a condensation. Recommend further evaluation and repair/replacement of the insulation.

**ELECTRICAL**

23. The GFCI outlet on the south side of the home was not working when tested. Outlets In damp locations should be GFCI protected to help prevent electrical shock. Recommend further evaluation and repair/replacement of the outlet.
24. Exterior outlet is missing the weather cover on the west wall. The weather cover protects the outlet from damage when not in use. Recommend further evaluation and replacement of the cover.
25. The electrical switches and outlets did not have covers in the garage. Covers protect the wires and help prevent arcing and electrical shock. Recommend further evaluation and repair.
26. The dining room outlets are all reverse polarity. The white/black wires are reversed in the outlets (since it is all the outlets in one room I suspect that the lead outlet is wrong causing the rest to test the same) Outlets that have

reversed polarity are a shock hazard. Electronic equipment plugged in to an outlet with reversed polarity will still function properly. Recommend further evaluation and repair.

**INTERIOR**

27. There was a section of tile cracked in the entry way. Recommend further evaluation and repair.

**BATHROOMS**

28. The ½ bath shower was missing the shower head. Recommend further evaluation and repair.

**CRAWLSPACE**

29. There are sections of insulation pulled down from the subfloor around the plumbing connections. Missing insulation allows conduction and radiation from the colder air below the floor to enter the living space. Recommend further evaluation and repair/replacement of all missing insulation
30. The condensation drain for the AC unit is not running at a correct slope. This is allowing water to flow out of the air PVC T. Recommend further evaluation and repair of the drain pipe
31. The screen around the dryer vent is partially missing. The missing screen can allow pests and insects into the crawlspace. Recommend further evaluation and repair.

## Smoke and Carbon Monoxide Alarms

Smoke alarms on the main floor are hard wired and battery operated, some work, are in the correct locations, but are more than 10 years old, and should be replaced. These should be replaced 10 years after manufacture date.

CO alarm on the main floor is battery powered, works, is in the correct location and is OK to stay.

## Age of Major Appliances

The purpose of giving average lifetimes of major systems is for informational purposes only. These are based on national averages and can vary widely based on many factors unknown at the time of inspection, such as maintenance history and past usage. Use these numbers as general information only, not a guarantee or expectation of actual lifetime.

Furnace is 19 years old (based on the serial#)
The national average for a well maintained Gas Fired Furnace is 20 years

Air Conditioner exterior unit is 19 years old (based on the serial#)
The national average for a well maintained Air Conditioner (exterior unit) is 15 years.

Water Heater is 18 years old (based on Serial #)
The national average of for a well maintained Water Heater is 10 years.

Water Heater is 18 years old (based on Serial #)
The national average of for a well maintained Water Heater is 10 years.

Roof covering is 19 years old (based on a plumbing boot date)
Average lifetime of Architectural Asphalt Roof covering is 25 years for a well -maintained roof.

* Items listed in this report may inadvertently have been left off the Summary Sheet.
Customer should read the **entire** report, including the Remarks.