



[View summary](#)



Mountains to Sound Home Inspection

2622 S 362nd Pl
Federal Way WA 98003-7154
Inspector: Brandon Goff



Building Inspection Report

Client(s): Cal Spangler
Property address: **Shoreline Unitarian Universalist Church**
14724 1st Ave NE
Shoreline WA 98155-6806










Inspection date: Thursday, February 27, 2014

This report published on Sunday, March 02, 2014 2:33:23 PM PST

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

[Click here](#) for a glossary of building construction terms. Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporhost.com/glossary.asp>

Table of Contents

[General Information](#)

[Grounds](#)


[Exterior and Foundation](#)

[Crawl Space](#)
[Roof](#)
[Attic and Roof Structure](#)
[Electric](#)
[Plumbing / Fuel Systems](#)
[Water Heater](#)
[Heating, Ventilation and Air Condition \(HVAC\)](#)
[Kitchen](#)
[Bathrooms, Laundry and Sinks](#)
[Interior, Doors and Windows](#)
[Wood Destroying Organism Findings](#)

General Information

[Return to table of contents](#)

Time started: 7:15AM
Time finished: 10:00AM
Present during inspection: Client
Client present for discussion at end of inspection: No
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Cold
Inspection fee: \$500
Payment method: Credit card
Type of building: Commercial
Age of main building: Unknown

1)  Evidence of rodent infestation was found in the form of feces in the attic and crawl space. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporhost.com/?SEALUP>

<http://www.reporhost.com/?TRAPUP>

<http://www.reporhost.com/?CLEANUP>



Photo 1-1

Grounds

[Return to table of contents](#)

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of deck, patio and/or porch covers: Required repairs, replacement and/or evaluation (see comments below)



Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)

Exterior stair material: Wood

2)   Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety

hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit:

<http://www.reporthost.com/?LB>

<http://www.reporthost.com/?SD>

- 3) 🚧 Handrails at one or more flights of stairs were wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.



Photo 3-1

- 4) 🔍 Fungal rot was found in decking boards at one or more decks or porches. Conductive conditions for this such as wood-soil contact should be corrected. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.



Photo 4-1



Photo 4-2



Photo 4-3




5)  One or more deck, patio and/or porch covers were deteriorated or substandard. Recommend that a qualified person repair or replace as necessary, and per standard building practices.



Photo 5-1

6)  Fungal rot was found in decking boards at one or more decks or porches. The boards were generally in serviceable condition during the inspection, but it's likely that the fungal rot will spread and require all boards to be replaced. Boards with significant rot should be replaced now and in the future until the deck or porch is rebuilt. Recommend budgeting for replacement decking in the near future. Note that when decking boards are replaced, other structural repairs may be needed.

7)  Soil was in contact with or too close to wooden deck or porch substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists

- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:


<http://www.reporthost.com/?IMPEL>



Photo 7-1



Photo 7-2

8)  One or more significantly-sized diseased or dead trees were found on the property grounds and may pose a risk of damaging building(s). Recommend that such trees be removed by a qualified tree service contractor or certified arborist.


9)  One or more large tree stumps were close to the building exterior. Wood-destroying insects such as carpenter ants nest in such stumps and are more likely to infest the building as a result. Recommend that large tree stumps within a few feet of the building be removed by a qualified tree service contractor.



Photo 9-1



Photo 9-2


10)  Wooden deck or porch surfaces, railings were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit: <http://www.reporthost.com/?PENOIL>
<http://www.reporthost.com/?DKMAIN>



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4



Photo 10-5

11) One or more abandoned exterior doors have not been properly removed resulting in vulnerability to water intrusion and poor insulation. Recommend a qualified contractor evaluate and repair.



Photo 11-1

Exterior and Foundation

[Return to table of contents](#)

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame


Wall covering: Wood

Condition of foundation and footings: Appeared serviceable


Apparent foundation type: Crawl space, Post and pier

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

12)  This structure was constructed with a "post and pier" foundation. No concrete block or poured-in-place concrete perimeter foundation was installed. Structures with post and pier foundations are typically prone to damage from earthquakes. Insurance companies or lenders

may not insure or finance such structures. Consult with a qualified contractor or engineer to discuss options for installing a new foundation per standard building practices.

13)  Some sections of siding and/or trim were deteriorated. Recommend that a qualified person repair, replace or install siding or trim as necessary.


14)  Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.



Photo 14-1




Photo 14-2



Photo 14-3



Photo 14-4

15)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms.

Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 15-1


16)  The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to painting or staining.



Photo 16-1



Photo 16-2



Photo 16-3



Photo 16-4



Photo 16-5

17) **i** Firewood, logs, and branches were stored so that it was in contact with or close to the building exterior. This is a conducive condition for wood-destroying organisms. Recommend storing these items outdoors in an open area, and as far away from buildings as practical to keep insects away from buildings. For more information visit:

<http://www.reporthost.com/?FWWDI>



Photo 17-1

Crawl Space

[Return to table of contents](#)

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged

periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Partially traversed

Condition of floor substructure above crawl space: Appeared serviceable

Pier or support post material: Concrete

Beam material: Solid wood

Floor structure: Solid wood joists

Condition of insulation underneath floor above: Required repairs, replacement and/or evaluation (see comments below)

Insulation material underneath floor above: Fiberglass roll or batt

Condition of vapor barrier: Not applicable, none installed

Vapor barrier present: None visible

Condition of crawl space ventilation: Appeared serviceable


18)  No vapor barrier was installed in the crawl space. This is a conducive condition for wood-destroying organisms due to the likelihood of water evaporating from the soil below up into the structure. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified contractor install a vapor barrier per standard building practices.



Photo 18-1


19)  Some sections of under-floor insulation above the crawl space have fallen down. This may result in reduced energy efficiency. Recommend that a qualified person install or replace insulation as necessary.



Photo 19-1



Photo 19-2

20) Past water intrusion visible in crawlspace where porch is located. Recommend a qualified person evaluate and repair as necessary.



Photo 20-1

Roof

[Return to table of contents](#)

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not

guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed



Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)



Roof surface material: Asphalt or fiberglass composition shingles, Torch down (modified bitumen)

Roof type: Flat or low slope

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

21)   The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."

22)   Substandard repairs were found at one or more locations on the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair per standard building practices.



23)   Ponding (pools of standing water) was found at one or more locations on the flat or low-slope roof surface. Even on a flat roof, water should be removed by a drainage system so that any remaining water evaporates within 48 hours after it rains. Prolonged standing water can result in roof leaks. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary to prevent ponding.



Photo 23-1



Photo 23-2



Photo 23-3

24) 🛠️ Fungal rot or significant water damage was found at one or more roof areas at fascia boards. Recommend that a qualified contractor repair as necessary. For example, by replacing all rotten wood, priming and painting new wood and installing flashing.



Photo 24-1



Photo 24-2

25) 🛠️ Extensions such as splash blocks or drain pipes for one or more downspouts were misaligned or missing. Water can accumulate around the building foundation or inside crawl

spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 25-1



Photo 25-2



Photo 25-3



Photo 25-4


26)  Many wood shakes or shingles were deteriorated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing or fastening shakes or shingles, or installing flashing.



Photo 26-1


27)  Alligatoring, crazing, fissures and/or cracks were found in one or more areas of the flat or low-slope roof surface. This is often caused by exposure to ultraviolet light (the sun), and eventually results in water penetrating the underlying roof membrane and causing leaks. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 27-1



Photo 27-2



Photo 27-3


28)  One or more roof flashings were substandard, loose. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 28-1

29) 🛠️ One or more downspouts were missing. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 29-1



Photo 29-2



Photo 29-3

30) 🗑️ Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.




Photo 30-1



Photo 30-2

Photo 30-3

31)  Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

<http://www.reporhost.com/?MOSS>



Photo 31-1



Photo 31-2


32)  Nail heads were exposed at one or more shingles, mostly along ridges. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.



Photo 32-1

Attic and Roof Structure

[Return to table of contents](#)

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es)

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

Vapor retarder: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Enclosed soffit vents

33) 🛠️ One or more attic access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporthost.com/?ATTACC>


34)  One or more attic access hatches or doors had no weatherstripping, or the weatherstripping was substandard. Weatherstripping should be installed around hatches or doors as necessary to prevent heated interior air from entering the attic. For more information, visit: <http://www.reporthost.com/?ATTACC>



Photo 34-1


35)  Insulation in the attic was damaged, apparently by rodents (e.g. burrow holes, feces, urine stains). If this report doesn't already recommend replacement of insulation for energy efficiency, the client may want to have insulation replaced for sanitary reasons or to prevent odors.



Photo 35-1



Photo 35-2

36) One or more plumbing vents were not properly connected to vent through the room and is venting into the attic. Recommend a qualified person evaluate and repair.



Photo 36-1

37) Attic, for your information.



Photo 37-1

Electric

[Return to table of contents](#)

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt

dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Condition of sub-panel(s): Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Entry

Location of sub-panel #B: Classroom

Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)

Branch circuit wiring type: Non-metallic sheathed

Smoke alarms installed: Yes, but not tested




38)    Modifications were made to panel(s) #A or to equipment inside. Electric panels and equipment inside are Underwriter Laboratory rated devices, and modifications to them are not allowed. Recommend that a qualified electrician evaluate and replace components or make repairs as necessary.



Photo 38-1


39)  One or more circuit breakers in panel(s) #B were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit: <http://www.reporthost.com/?DBLTAP>



Photo 39-1


40)  One or more electric receptacles (outlets) had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary. For more information, visit: <http://www.reporthost.com/?RPR>



Photo 40-1



Photo 40-2



41)  Main power feed traverses the crawlspace unprotected rather than in conduit. Recommend a qualified electrician evaluate and repair as necessary.



Photo 41-1

42)  One or more wall switches at front entry were broken or damaged. Recommend that a qualified electrician replace wall switches as necessary.

43) Sub Panel, for your information.



Photo 43-1



Photo 43-2

44) Main electrical panel, your your information.



Photo 44-1



Photo 44-2

Plumbing / Fuel Systems

[Return to table of contents](#)

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Copper

Condition of waste lines: Appeared serviceable

Waste pipe material: Copper

Vent pipe condition: Required repair, replacement and/or evaluation (see comments below)

Vent pipe material: Copper

Location of main water shut-off: Crawl space

45) 🚧 One or more plumbing vent pipes were pinched closed at their ends. Sewer gases cannot escape and can enter living spaces as a result. Vent should be open so all vent pipes are unobstructed.



Photo 45-1



Photo 45-2

46) ⓘ What appeared to be the main water shut-off valve was located in the crawl space. This is an inconvenient location at best, and may prevent the water from being turned off in a timely manner in the event of a plumbing emergency. Consider having a qualified plumber relocate the shut-off valve to a more convenient location, such as in a closet or a cabinet under a sink.

47) Exposed water supply lines were observed in the unconditioned crawlspace. Though many of them are wrapped in heat tape, they can be susceptible to freezing. Recommend a qualified plumber evaluate and repair as needed.



Photo 47-1

48) Main water shutoff located in crawl space, for your information.



Photo 48-1

Water Heater

[Return to table of contents](#)

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below)

Type: Tank

Energy source: Electricity



Estimated age: 2011

Capacity (in gallons): 20

Temperature-pressure relief valve installed: No

Location of water heater: Auditorium

Hot water temperature tested: No

49)   No temperature-pressure relief valve was observed on the water heater tank. This is a potential safety hazard due to the risk of explosion. A qualified plumber should install a temperature-pressure relief valve and drain line per standard building practices.


50)  The water heater tank appeared to be leaking. This is an indication that the water heater has failed and is at the end of its service life. A qualified plumber should replace the water heater.



Photo 50-1



Photo 50-2

51) Water heater, for your information.



Photo 51-1



Photo 51-2

Heating, Ventilation and Air Condition (HVAC)

[Return to table of contents](#)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at

any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Electric heaters

Condition of electric heaters (not forced air): Appeared serviceable

Electric heater type (not forced air): Baseboard

Condition of controls: Appeared serviceable

Kitchen

[Return to table of contents](#)

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

52) 🛠️ One or more sink drains were leaking. A qualified plumber should repair as necessary.



Photo 52-1



Photo 52-2



Photo 52-3

Bathrooms, Laundry and Sinks

[Return to table of contents](#)

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Spot fans


53)  Gaps, no caulk, or substandard caulking were found between counter tops and back splashes. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 53-1


54)  The sink drain stopper mechanism was inoperable. Recommend that a qualified person repair or replace as necessary.



Photo 54-1



Photo 54-2

Interior, Doors and Windows

[Return to table of contents](#)

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis.

The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood, Metal

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, Wood, Metal

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum


55)  Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.



Photo 55-1



Photo 55-2

56) One or more interior doors drag on the carpet as they open. Recommend a qualified person evaluate and repair as necessary.



Photo 56-1

Wood Destroying Organism Findings

[Return to table of contents](#)

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: Yes

Thank you for trusting Mountains to Sound Home Inspection. See you again soon!