



ZOOM INSPECTION REPORT

2525 Galileo Way
Sample, WA 98000

Sir. Isaac Newton

APRIL 20, 2019



Inspector

Brian McDowell



Zoom Home Inspections #943 #98219

425.301.2747

brian@zoomhi.com



Agent

Phil Dunphy

Astronomical Real Estate

debra@zoomhi.com

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Zoom Home Inspections, LLC

SUMMARY



DEFERRED MAINT/INQUIRE
WITH SELLER







SAFETY CONCERN



MAJOR DEFECT

Zoom Home Inspections, LLC

-  2.1.1 Roofing - Coverings: Damaged Coverings
 -  2.2.1 Roofing - Roof Drainage Systems: Downspouts Drain Near House
 -  3.3.1 Exterior - Decks, Balconies, Porches & Steps: Missing ledger fasteners
 -  3.4.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Earth to wood contact
 -  4.1.1 Structural Components - Foundation, Basement & Crawlspace: Efflorescence
 - 
 -  5.2.1 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Incorrect Wiring at Breaker
 -  5.4.1 Electrical - Connected Devices and Fixtures: Inadequate Number of Receptacles
 -  5.5.1 Electrical - Polarity and Grounding of Receptacles: Outlet(s) Not Grounded
 -  5.5.2 Electrical - Polarity and Grounding of Receptacles: Reverse Polarity
 -  5.6.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
 -  5.8.1 Electrical - Carbon Monoxide Detectors: Missing carbon monoxide detector
 -  6.2.1 Plumbing - Drain, Waste, & Vent Systems: Leak in galvanized drain line
 -  6.3.1 Plumbing - Water Heater: Past expected life
 -  6.4.1 Plumbing - Fuel Storage & Distribution Systems: Bonding of Gas Pipes
 -  7.1.1 Heating - Heating Equipment: Needs Servicing/Cleaning
 -  9.1.1 Interiors - Walls: Minor Corner Cracks
 -  9.2.1 Interiors - Ceilings: Signs of moisture intrusion
 -  9.3.1 Interiors - Floors: Moderate Wear
 -  9.4.1 Interiors - Steps, Stairways & Railings: Baluster Spaces Too Wide
 -  9.7.1 Interiors - Windows: Failed Seal
-

-  10.1.1 Built-in Appliances - Dishwasher: Improper drain configuration
-  10.3.1 Built-in Appliances - Range/Oven/Cooktop/Cook Vent: Range Not Fastened
-  11.1.1 Insulation and Ventilation - Attic Insulation: Missing insulation
-  11.2.1 Insulation and Ventilation - Vapor Retarders: Vapor Barrier Damaged

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent	Occupancy Occupied	Temperature (approximate) 55 Fahrenheit (F)
Type of Building Single Family	Weather Conditions Cloudy, Recent Rain	

Limitations

General


SCOPE OF INSPECTION

Dear Client,

Thank you for choosing Zoom Home Inspections LLC, (Zoom) to perform your home inspection. The goal of this inspection and report is to inform you about the condition of the property at the time of inspection. With this knowledge, Zoom hopes you can make a more informed decision about your purchase. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Zoom inspectors follow conventions put forth by the State of Washington Department of Licensing Standards of Practice for Home Inspectors. ([Washington State Standards of Practice](#)) These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. Zooms focus is aimed at the items that are, in the opinion of the inspector, a major concern or a potential safety hazard. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects, nor does it include cosmetic issues or grade the quality of workmanship. Some areas may be inaccessible, concealed from view or otherwise not included in the inspection. Zoom inspectors use visual observations, simple tools and normal homeowner operational controls during the inspection and report deficiencies of specific systems and components. Any repairs made to this property should be performed by qualified, licensed and bonded contractors in the State of Washington who are experienced in the types of repairs recommended. All repairs or improvements should be completed and comply with present day building industry standards. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Zoom home inspectors cannot predict future occurrences or conditions, and as such, we cannot be responsible for things that arise after the inspection. If conditions change, we are available to revisit the property and update this report. The report has been prepared for your exclusive use, as our client. Any third-party inclusion will only be allowed with your consent. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted and may not be used in whole or in part without Zooms express written permission. Again, thanks very much for the opportunity of conducting this inspection for you. Zoom Home Inspections is available to you at any time during the transaction and after you take possession of the property to answer any questions about your property or this inspection report. Should you have any questions, please call or email us. Again, thank you very much for trusting Zoom to provide your independent inspection.

Sincerely,

Brian McDowell

President, Zoom Home Inspections, LLC

General

BUSINESS RELATIONS

A disclaimer on business relationships, familiarities and past transactions: With several thousand inspections performed in the Puget Sound Region it is highly likely that Zoom Home Inspections has worked with, performed inspections for, or are familiar with the Real Estate Broker representing either the buyer, the seller or both. Zoom advises you to perform your due diligence and inquire about any working relationship, familiarity, or past transactions Zoom may have performed with the involved agent(s). Zoom inspectors provide an independent, impartial report, based on the findings during the inspection and any party associated with the transaction have no influence or ability to sway the inspectors findings or conceal the existence of concerns from the report.

General

OLDER HOME

This is an older home and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. It is common to have lead-based paint products and/or asbestos material in older homes. Testing if this material is present in the home is beyond the scope of a standard home inspection. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

2: ROOFING

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Roof Penetrations	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Inspection Method Walked roof	Roof Type/Style Gable	Coverings: Material Architectural shingles
Roof Drainage Systems: Gutter Material Aluminum	Flashings: Material Aluminum	

Observations

2.1.1 Coverings

Major Defect

DAMAGED COVERINGS

Shingles show age with granular loss. Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

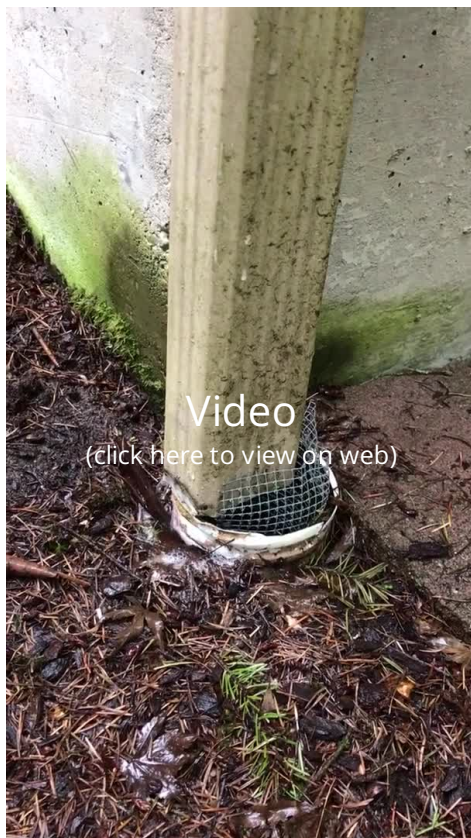
Deferred Maint/Inquire with Seller

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified professional.



Video

(click here to view on web)

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Decks, Balconies, Porches & Steps	X			X
3.4	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.5	Walkways, Patios & Driveways	X			
3.6	Garage Door	X			

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Wood

Siding, Flashing & Trim: Siding Style

Beveled, Sidewall Shakes

Exterior Doors: Exterior Entry Door

Wood

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps

Decks, Balconies, Porches & Steps: Material

Wood

Walkways, Patios & Driveways: Driveway Material

Concrete

Garage Door: Material

Wood

Limitations

General

LEAD BASED PAINT

Testing for or determining the presence of lead based paint is beyond the scope of a standard home inspection. Properties constructed prior to 1978 likely contain lead paint on the interior and exterior of the building. Lead paint regulations/restrictions were not issued until 1977 and residential paint manufactured after that date should not contain harmful amounts of lead. However, the use/application of lead paint was not prohibited until 1980. As of 2010, any contractor or landlord doing work that disturbs more than 6 square feet of painted surface are required to comply with the Lead Renovation Remodeling and Repainting Rule. You should be aware that repairing and remodeling houses that contain lead paint may be more costly. For more information about lead based paint hazards can be found at <http://epa.gov/lead/>

Observations

3.3.1 Decks, Balconies, Porches & Steps

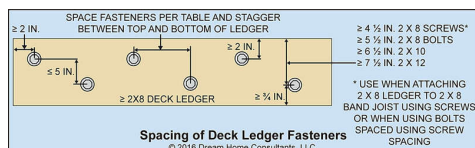
MISSING LEDGER FASTENERS

Safety Concern

Missing proper fasteners at the ledger board. These fasteners are responsible for attaching the deck structure to the home structure. Not having these can allow the deck to disconnect from the home. Recommend a qualified decking contractor correct for increased safety.

Recommendation

Contact a qualified deck contractor.



3.4.1 Vegetation, Grading, Drainage & Retaining Walls



Deferred Maint/Inquire with Seller

EARTH TO WOOD CONTACT

Earth to wood contact observed. This is a conducive condition for wood destroying organisms. Recommend correction to prevent wood destroying organism activity and damage to wood products.

Recommendation

Contact a qualified professional.



4: STRUCTURAL COMPONENTS

		IN	NI	NP	O
4.1	Foundation, Basement & Crawlspaces	X			X
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Attic Access, Crawlspace Access,
Infrared, Visual

Floor Structure: Material

Wood Joist

Ceiling Structure: Material

Covered by finished surfaces

Foundation, Basement &

Crawlspaces: Material

Poured concrete

Floor Structure: Sub-floor

Plywood

Roof Structure & Attic: Material

Rafters

Floor Structure:

Basement/Crawlspace Floor

Vapor barrier, Dirt

Wall Structure: Material

Covered by finished surfaces

Observations

4.1.1 Foundation, Basement & Crawlspaces

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This is a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.



Deferred Maint/Inquire with Seller



5: ELECTRICAL

		IN	NI	NP	O
5.1	Service Entrance Conductors	X			
5.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			X
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
5.4	Connected Devices and Fixtures	X			X
5.5	Polarity and Grounding of Receptacles	X			X
5.6	GFCI & AFCI	X			X
5.7	Smoke Detectors	X			
5.8	Carbon Monoxide Detectors	X			X

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Information

Service Entrance Conductors:
Electrical Service Conductors
 Overhead

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
 200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
 Garage

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
 Westinghouse

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
 Circuit Breaker

Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Branch Wire 15 and 20 AMP
 Copper

Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Wiring Method
 Non-metallic cable

Carbon Monoxide Detectors:
Carbon Monoxide Detectors Installed
 No

Smoke Detectors: Alarm batteries

Replace batteries in alarms and test prior to occupying home. A good time to remember to check your alarms and change the batteries is when you change your clocks twice a year as daylight savings time begins and ends. If alarms are older than 10 years we recommend replacing according to NFPA.org guidelines.

Observations

5.2.1 Service and Grounding Equipment, Main
Overcurrent Device, Main and Distribution Panels



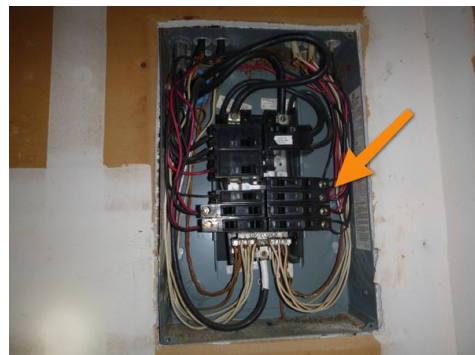
Safety Concern

INCORRECT WIRING AT BREAKER

Circuit breaker was incorrectly wired/installed. This can indicate wiring performed by a non professional and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair/replace as need.

Recommendation

Contact a qualified electrical contractor.



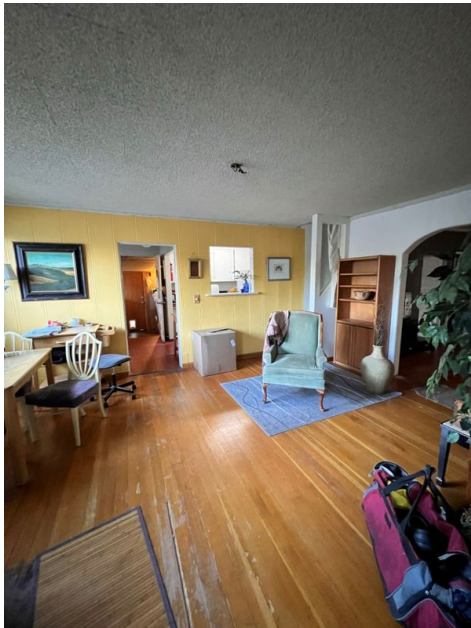
5.4.1 Connected Devices and Fixtures

**INADEQUATE NUMBER OF RECEPTACLES**

There is a minimal number of receptacles in the home. This can cause a short circuit if increased demand is present. Recommend licensed electrician add additional receptacles.

Recommendation

Contact a qualified electrical contractor.



5.5.1 Polarity and Grounding of Receptacles



Safety Concern

OUTLET(S) NOT GROUNDED

One or more 3 prong outlets are not grounded. See photos for details. Recommend a qualified electrician repair/replace to meet current building standards.

Recommendation

Contact a qualified electrical contractor.



Bedroom

5.5.2 Polarity and Grounding of Receptacles



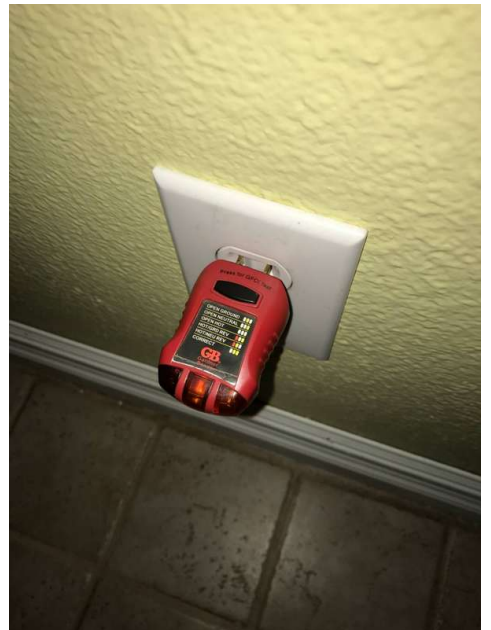
Safety Concern

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. See photos for details. This can increase shock hazard and limit the lifespan of electrical equipment. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



Primary Bedroom

5.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

Safety Concern

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Kitchen

5.8.1 Carbon Monoxide Detectors

MISSING CARBON MONOXIDE DETECTOR

Safety Concern

Due to Washington State requirements and safety reasons we recommend adding carbon monoxide alarms. An approved carbon monoxide alarm needs to be installed in the common area outside sleeping quarters. Install in the immediate vicinity of all bedrooms and on each level of the residence in accordance with the manufacturer's directions. Visit [NFPA.org](https://www.nfpa.org) for more information.

Recommendation

Contact a qualified professional.

6: PLUMBING

		IN	NI	NP	O
6.1	Fixtures / Faucets	X			
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water Heater	X			X
6.4	Fuel Storage & Distribution Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main Fuel Shut-Off (Location)

Outside at gas meter

Main Water Shut-Off Device

(Location)

Near water heater

Material - Distribution

Copper, PEX

Material - Water Supply to House

Copper

Source

Public

Drain, Waste, & Vent Systems:

Material

ABS, Mixture of materials, Cast Iron, Galvanized

Water Heater: Capacity

50 Gallons

Water Heater: Location

Garage

Water Heater: Power Source

Gas

Water Heater: Seismic Straps

Yes

Water Heater: Water

Temperature (approximate)

120 Fahrenheit (F)

Observations

6.2.1 Drain, Waste, & Vent Systems

LEAK IN GALVANIZED DRAIN LINE

Major Defect

Galvanized drain lines show excessive rust and leaking. I recommend a qualified plumbing contractor evaluate the drain lines for repair/replacement as needed.

Recommendation

Contact a qualified plumbing contractor.



6.3.1 Water Heater



Major Defect

PAST EXPECTED LIFE

Water heater appears to be over 20 years old, standard expected life of water heaters is about 8 to 12 years. I recommend evaluation for replacement by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Manufactured in 2001

6.4.1 Fuel Storage & Distribution Systems



Safety Concern

BONDING OF GAS PIPES

Gas pipes do not appear properly bonded to the home electrical system. Recommend a qualified plumber evaluate and correct for increased safety.

Recommendation

Contact a qualified plumbing contractor.

7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating Equipment: Heat Type

Forced Air

Heating Equipment: Energy Source

Gas

Heating Equipment: Filter Type

Disposable

Distribution Systems: Ductwork

Insulated

Observations

7.1.1 Heating Equipment

⊖

Safety Concern

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace. Standard expected life of furnaces is about 15 to 18 years with proper, regular maintenance. This furnace is over 25 years old.
[Here is a resource](#) on the importance of furnace maintenance.
Recommendation
Contact a qualified HVAC professional.



Manufactured in 1996

8: AIR CONDITIONING

		IN	NI	NP	O
8.1	General			X	

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9: INTERIORS

		IN	NI	NP	O
9.1	Walls	X			X
9.2	Ceilings	X			X
9.3	Floors	X			X
9.4	Steps, Stairways & Railings	X			X
9.5	Countertops & Cabinets	X			
9.6	Doors	X			
9.7	Windows	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Wall Material

Drywall, Plaster

Ceilings: Ceiling Material

Suspended Ceiling Panels,
Drywall

Floors: Floor Coverings

Engineered Wood, Linoleum,
Carpet, Mixture of materials

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Laminate

Doors: Interior Doors

Wood

Windows: Window Materials

Vinyl, Double Pane

Observations

9.1.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

 Deferred Maint/Inquire with Seller

9.2.1 Ceilings

SIGNS OF MOISTURE INTRUSION**Major Defect**

Infrared camera detects signs of moisture intrusion in dining room ceiling. Elevated moisture detected at above 20%. See photos for details. Recommend a qualified roofing professional evaluate and repair or replace all damaged areas as needed.

Recommendation

Contact a qualified roofing professional.



Area of concern



Infrared image of cold spot



Above 20% moisture reading detected

9.3.1 Floors

MODERATE WEAR

Deferred Maint/Inquire with Seller

Wood floors in the home exhibited moderate surface wear along major paths of travel. While this is common for the age of home, a qualified flooring contractor can evaluate for re-finish.

9.4.1 Steps, Stairways & Railings

BALUSTER SPACES TOO WIDE

The baluster spacing is not up to modern safety standards. The space between balusters should not allow passage of a toddlers head for safety reasons. Recommend a qualified stairway installer repair to meet current building standards.

 Safety Concern

9.7.1 Windows

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



Deferred Maint/Inquire with Seller



10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			X
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop/Cook Vent	X			X
10.4	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Range/Oven/Cooktop/Cook Vent:
Exhaust Hood Type
Vented

Range/Oven/Cooktop/Cook Vent:
Range/Oven Energy Source
Gas

Observations

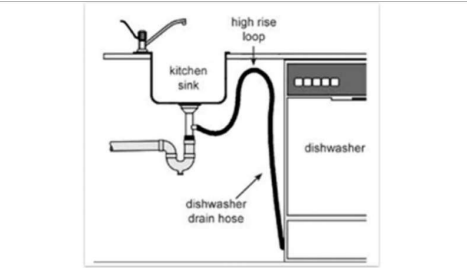
10.1.1 Dishwasher

 Safety Concern

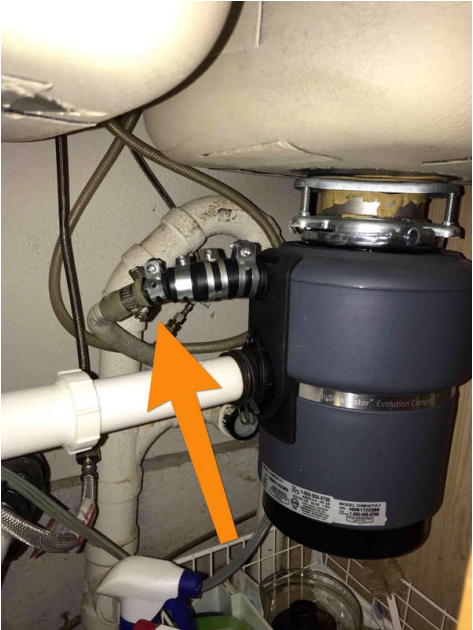
IMPROPER DRAIN CONFIGURATION

In order to prevent a possible cross connection condition, reconfiguring the dishwasher drain is recommended. The correct method is to simply secure the flex drain line high inside the kitchen cabinet prior to discharging into the sink drain. This creates a high loop preventing the water from being sucked back into the dishwasher. A cross connection condition is considered a potential safety hazard as this has the potential to contaminate the municipal water supply.

Recommendation
Contact a qualified professional.



Example



10.3.1 Range/Oven/Cooktop/Cook Vent



Safety Concern

RANGE NOT FASTENED

Range was not properly fastened to the floor with an anti-tip bracket. This poses a safety hazard to children and other occupants. Recommend a qualified contractor properly secure range so it can't tip.



Anti-Tip Bracket

11: INSULATION AND VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			X
11.2	Vapor Retarders	X			X
11.3	Ventilation	X			
11.4	Exhaust Systems	X			

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

Fiberglass

Attic Insulation: Insulation Type

Fiberglass, Blown

Vapor Retarders: Vapor Barrier Material

6-mil Black Plastic

Ventilation: Ventilation Type

Gable Vents, Soffit Vents, Roof Vents

Exhaust Systems: Exhaust Fans

Fan Only

Observations

11.1.1 Attic Insulation

MISSING INSULATION**Major Defect**

There are areas of missing insulation at the exterior walls. Recommend a qualified contractor correct for increased heating and cooling efficiency.

Recommendation

Contact a qualified professional.



11.2.1 Vapor Retarders

**VAPOR BARRIER
DAMAGED****Deferred Maint/Inquire with Seller**

Vapor barrier is damaged in one or more areas leaving exposed bare ground. Recommend a qualified professional repair or replace. This is a conducive condition for wood destroying organisms.

Recommendation

Contact a qualified professional.



12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
12.1	General	X			
12.2	Fireplaces, Stoves & Inserts	X			
12.3	Chimney & Vent Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Type
Gas Insert

	IN	NI	NP	O
IN = Inspected				
NI = Not Inspected				
NP = Not Present				
O = Observations				

Components

Evaluation of tree health and expected life is outside the scope of this inspection. Several trees are in the vicinity of this home. For an accurate evaluation of the trees I recommend contacting a qualified arborist or tree expert.

Components

Some areas of the home minimally inspected due to personal or staging items. Ancillary, low voltage, alarm and communication systems are not inspected in a standard home inspection. I recommend reviewing areas during final walk through.

Components

This property has been constructed on, or adjacent to, a hillside. An opinion on soil stability and potential movement may be available from a competent soil or geotechnical engineer who is familiar with conditions in this area. A competent specialist should be consulted, if specific information on the characteristics and performance of this hillside is desired. Determining soil stability is beyond the scope of a standard home inspection.

STANDARDS OF PRACTICE

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

Beyond the Scope-Items Not Inspected

Zoom believes it is important to disclose the areas that were not inspected so you, as the client, can perform your due diligence and collect further information or obtain specialized inspections of these areas. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. Zoom is always available for further questions so please give us a call.