

# zoom

Home Inspections  
QUICK AND COMPLETE

ZOOM HOME INSPECTIONS LLC

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<https://zoomhomeinspections.com/>



## ZOOM INSPECTION REPORT

2525 Galileo Way  
Sample, WA 98000

Sir. Isaac Newton

APRIL 20, 2019



Inspector

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Zoom Home Inspections #943 #98219

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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

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**In Attendance**

Client, Client's Agent

**Occupancy**

Occupied

**Temperature (approximate)**

55 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Cloudy, Recent Rain

## Limitations

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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

*Brian McDowell*

President, Zoom Home Inspections, LLC

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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.

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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 = Inspected    NI = Not Inspected    NP = Not Present    O = 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.



Granular Loss



Granular Loss

2.2.1 Roof Drainage Systems

 Deferred Maint/Inquire with Seller

**DOWNSPOUTS DRAIN NEAR HOUSE**

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.



## 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			

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

### 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 &amp; Steps



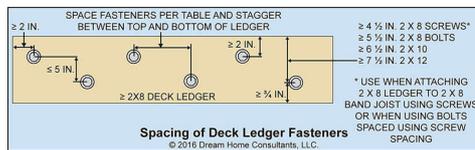
Safety Concern

**MISSING LEDGER FASTENERS**

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 &amp; Retaining Walls



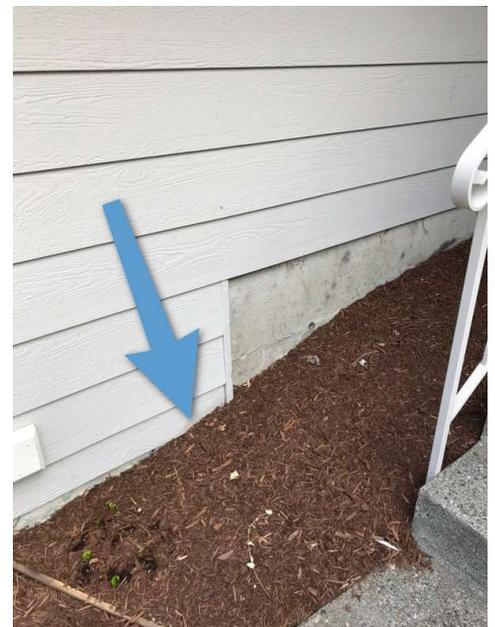
Deferred Maint/Inquire with Seller

**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 & Crawlspace	X			X
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Roof Structure & Attic	X			

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## Information

### Inspection Method

Attic Access, Crawlspace Access, Infrared, Visual

### Floor Structure: Material

Wood Joist

### Ceiling Structure: Material

Covered by finished surfaces

### Foundation, Basement & Crawlspace: 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 & Crawlspace

 Deferred Maint/Inquire with Seller

#### 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.



# 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

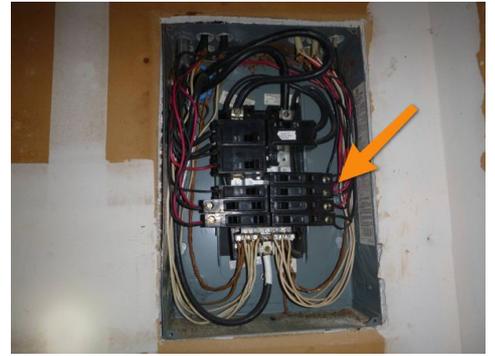
 Safety Concern

### **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

 Safety Concern

**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 &amp; AFCI

 Safety Concern**NO GFCI PROTECTION INSTALLED**

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

 Safety Concern**MISSING CARBON MONOXIDE DETECTOR**

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](http://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 &amp; 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

#### **NEEDS SERVICING/CLEANING**

 Safety Concern

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

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### 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



Deferred Maint/Inquire with Seller

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.

9.2.1 Ceilings

 Major Defect

**SIGNS OF MOISTURE INTRUSION**

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

 Deferred Maint/Inquire with Seller

**MODERATE WEAR**

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 &amp; 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			

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### Information

**Range/Oven/Cooktop/Cook Vent:** Range/Oven/Cooktop/Cook Vent:  
**Exhaust Hood Type:** Vented  
**Range/Oven Energy Source:** Gas

### Observations

#### 10.1.1 Dishwasher

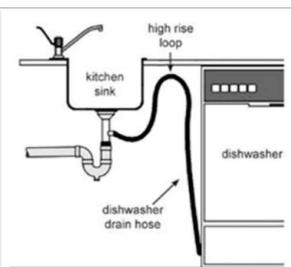
 Safety Concern

#### 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

 Major Defect**MISSING INSULATION**

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

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

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			

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## Information

### General: Type

Gas Insert



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# STANDARDS OF PRACTICE

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## 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

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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.