YOUR INSPECTION REPORT

Prepared By

Tim Damm

Inspection Report

1234 Main St , Portland, Oregon, 97124, USA

Report ID

AP-105-000003

Inspection Date

April 12, 2019 at 10:00 AM

Inspector

Tim Damm
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Agent

TD

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Client

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Timothy Damm

BLUE LADDER Home Inspections

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Blue Ladder can handle all of your inspection needs.

PROPERTY & SITE INFORMATION

Full Address	Year Build	Square Footage
1234 Main St , Portland, Oregon, 97124	2008	2367

GENERAL REPORT INTRODUCTION

Report Introduction Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals. Low Priority= The item, component, or system while perhaps is functioning as intended may be in need of minor repair. Items that fall into this category frequently be addressed by a homeowner or Licensed Handyman and are considered to be routine homeowner maintenance (DIY) or recommended upgrades. Medium Priority= The item, component, or system while perhaps functioning as intended is in need of moderate repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a licensed handyman or qualified contractor of trade and are not considered routine maintenance or DIY items. High Priority= Safety: The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk. Repair: The item, component or system is not functioning as intended, or needs further inspection by a qualified license contractor of trade; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair. Scope of the inspection: This inspection was performed in accordance with the current InterNACHI (International Association of Certified Home Inspectors). The information contained in the Standards of practice will explain, that this inspection is a non-invasive, visual examination, of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. The scope of work can be modified by the Client and Inspector prior to the inspection process but should be documented in the agreement that is signed.No warranty, guarantee or insurance is expressed or implied. This report does not include inspection for, mold, lead, asbestos or wood destroying insects. A limited visible inspection of the accessible areas is performed at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs that are not visible or are outside of the inspection process should be anticipated. The inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommends that the professional making any repairs inspect the items in question, and the system in question further, in order to discover related problems that were not identified in the report. We strongly recommend that all inspections, repairs and cost estimates, be completed prior to closing or buying the property. Any statements made by the Inspector pertaining to Recommended Upgrades, or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice."Thermal Scans: Infrared/Thermal cameras or other equipment will be used, just like any other tool in our tool box. for portions of the inspection process, as determined by the inspector in his sole discretion and is always a "limited in nature" as part of a home inspection and not to be construed as a thermal scan and report. Typically Blue Ladder Home Inspections scans the electrical panel, outlets, and ceilings under bathrooms, or areas where plumbing is running down the walls. This scan is not a full house thermal scan.This report has been produced in accordance with the contract and standards of practice, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. If you're reading this report but did not hire us, Blue Ladder Home Inspections, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, new issues may have occurred, and items may even have been corrected and improved.

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COMMENT KEY OR DEFINITIONS OF RECOMMENDATIONS

#	Image	Name	Description
1.		Inspected(IN)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(NI)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Not Present(NP)	This item, component or unit is not in this home or building.
4.		Repair or Replace	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		Important Info	The items noted in this section are important in regards to shut off valves, branch circuit locations and more.
6.		Limitations	These areas could not be inspected due to limitations of access, or areas blocked with personal items. We also put important information in regards to the home in this area.
7.		Monitor	Recommend monitoring in the future. I changes occur, a repair will need to be made.
8.		HVAC Summary	All items in the section will need to be serviced, repaired or replaced by a professional HVAC contractor.
9.		Health And Safety Summary	Items in this summary are considered unsafe and should be repaired as soon as possible by a professional contractor.
10.		Electrical Summary	All items in the section will need to be serviced, repaired or replaced by a professional electrical contractor.
11.		Plumbing Summary	All items in the section will need to be serviced, repaired or replaced by a professional plumbing contractor.
12.		Service Needed	The item, component, or unit is functioning, but a service check-up is recommended to optimize performance.
13.		Home Maintenance	This section includes items around the home that will need to be maintained yearly and are part of the typical home maintenance required when buying a home.
14.		HOA	The item identified is the responsibility of the HOA. We still recommend having the identified problems added to the inspection objection, and brought to the attention of the HOA.
15.		Civil Or Structural Evaluation	The inspector recommends further evaluation by a professional structural, or soils engineer.
16.		Electrical Safety Concerns	Denotes an electrical condition that is unsafe and in need of prompt attention.
17.		Plumbing Safety Concerns	Denotes a plumbing condition that is unsafe and in need of prompt attention.
18.		HVAC Safety Concern	Denotes a HVAC condition that is unsafe and in need of prompt attention.

TABLE OF CONTENT

#	Section Name
1.	Property Information
2.	Grounds
3.	Exterior
4.	Garage
5.	Interior
6.	Roof
7.	Rodent/Insects
8.	Kitchen
9.	Bathroom
10.	Laundry
11.	Attic
12.	Heating
13.	Cooling
14.	Plumbing
15.	Electrical
16.	Basement/Crawl Space/Foundation

SUMMARY RECOMMENDATIONS

#	Summary Name	Comments	
1.	Repair or Replace	10	View Comments
2.	Important Info	1	View Comments
3.	HVAC Summary	1	View Comments
4.	Health And Safety Summary	5	View Comments
5.	Electrical Summary	1	View Comments
6.	Plumbing Summary	2	View Comments
7.	Plumbing Safety Concerns	1	View Comments
8.	HVAC Safety Concern	2	View Comments

12 Comments
High Priority

5 Comments
Medium Priority

5 Comments
Low Priority

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3. Exterior

3.1.1 Inoperable exterior door dead bolt

High Priority

The exterior door dead bolt does not fully engage when operated. It may need a cylinder hole drilled out to the proper depth to allow the door lock to work properly. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

1.1 Dead bolt not engaging

3.1.2 Moderate exterior door damage

Medium Priority

At the time of inspection, the exterior door was damaged. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

2.1 Corrosion on exterior french doors

3. Exterior

3.6.1 Conduit strap missing or loose

Low Priority

One or more conduit straps is loose or missing. Recommend repairing or replacing straps to prevent conduit coming loose from wall.

1.1 Secure strap

6. Roof

6.5.1 Roof Drainage Components (Multiple Defects)

High Priority

1. At the time of inspection, one or more areas of the gutters had severe corrosion visible, with areas that are leaking. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.

2. At the time of inspection, one or more gutter sections, were full of debris, leaves or granules. Until they are cleaned you will nor be able to see if they are corroding. We recommend that they be cleaned and viewed as needed. Cleaning your gutters will be a normal maintenance that will need to be done on a as needed basis.

3. At the time of inspection, one or more of the gutters were sloped improperly. This can lead to moisture related issue from the gutters overflowing. This can cause moisture accumulation around the foundation risking potential damage.The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.

4. At the time of inspection, the gutters were corroded in several areas and in need of replacement. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.

1.1 holding water

1.2 holding water

1.3 holding 1”water

1.4 rusted through

1.5 rusted through

6. Roof

6.1.1 Concrete Tile (Multiple Defects)

High Priority

1. There were one or more areas that had cracked or broken roof tiles. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.

2. At the time of inspection, one or more roof ridge and hip cap tiles were loose, displaced and/or missing.The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.

1.1 missing cap tile

1.2 broken tiles

1.3 cap repair

1.4 broken tile

1.5 broken tile

5. Interior

5.3.1 Minor Cracks / Nail pops / Loose Corner Beads

Low Priority

Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity.They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

5. Interior

5.6.1 Fogging / Staining / Condensation

High Priority

Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass or the entire window.Note: Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

1.1 Thermal seal compromised

5.6.2 WINDOW SCREEN(S) TORN OR MISSING

Low Priority

One or more windows screens is torn or missing. Recommend repairing or replacing as needed. Screens help keep insects from entering the home and possibly nesting and creating damage.

2.1 Missing screen

16. Basement/Crawl Space/Foundation

16.2.1 Vapor barrier, not sealed

Medium Priority

Areas of the plastic vapor barrier were damaged and/or missing, no longer providing a seal. Recommended repair or replacement of the barrier.

1.1 Multiple areas of torn vapor barrier

1.2 Vapor barrier not cover several areas of crawlspace

16.2.2 MICE NEST TUNNEL HOLES IN INSULATION

Medium Priority

A number of mice nesting holes in floor insulation. Recommend pest control evaluation to control rodent activity. Furthermore insulation in affected areas should be removed and replaced

2.1 mice nesting

2.2 mice nesting

9. Bathroom

9.9.1 REPAIR NOTED ON WALL INSIDE VANITY

Low Priority

Previous repair is noted in wall under bathroom vanity cabinet. Inquire with the sellers as to when and what repairs were made.

1.1 repair noted under basement bathroom vanity

6. Roof

6.4.1 Flue (Damaged)

Medium Priority

The flue was damaged at the time of the inspection. This can affect it's functionality.The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.

1.1 Securing and sealant needed

15. Electrical

15.9.1 Carbon Monoxide & Smoke Detectors (Multiple Defects)

High Priority

1. Smoke alarms were missing and/or not installed in one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke detectors / alarms.Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, calfire.ca.gov recommends installing smoke detectors in each bedroom for increased safety. Click here for more information.

2. Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to the National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. We recommend installing photoelectric type smoke detectors / alarms.

1.1 missing battery

4. Garage

4.3.1 Auto reverse failed

High Priority

At the time of the inspection, the garage door auto reverse did not reverse when an object was encountered, making this a safety concern. The Inspector recommends that this is evaluated, replaced or repaired, as needed, by a professional contractor.

8. Kitchen

8.1.1 Kitchen Outlets (Multiple Defects)

High Priority

1. One or more electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A professional electrician should evaluate and repair as necessary.

2. Cover plate(s) are broken at one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain a fire and prevent electric shock from exposed wires. This is a safety concern due to the risk of fire and shock. Cover plates should be replaced where necessary.

1.1 cover plate broken

1.2 loose outlet

16. Basement/Crawl Space/Foundation

16.1.1 ORGANIC MICROBIAL GROWTH

High Priority

Organic "mold type" growth observed in areas. All areas of the crawlspace should be further evaluated for removal and treatment of infected areas.

1.1 Organic microbial growth

7. Rodent/Insects

7.1.1 Trails through insulation (Mice)

High Priority

At the time of inspection, animal trails across the insulation were visible, indicating pest entry. The Inspector recommends that you contact a professional pest control contractor, to evaluate, remove the animals, repair and seal the animals point(s) of entry.

1.1 mice bait attic

1.2 mice bait crawlspace

1.3 nesting crawlspace

1.4 nesting crawlspace

1.5 nesting crawlspace

8. Kitchen

8.1.1 Kitchen Outlets (Multiple Defects)

High Priority

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1.1 cover plate broken

1.2 loose outlet

9. Bathroom

9.4.1 Inoperable sink stopper

Low Priority

At the time of the inspection, the bathroom sink stopper was inoperable or not functioning as intended. The inspector recommends that the sink stopper be repaired or replaced as needed.

1.1 Broken drain stopper

9. Bathroom

9.8.1 Jetted tub - No pump access

High Priority

There was no access to the jet tub to observe the GFCI outlet, pump, pump bond, and plumbing connections. A access panel is required and should be installed. If any of the required items are missing when it is inspected they should be repaired. The jet tub will also need be ran and checked for leaks. All work should be done by plumbing contractor.

1.1 no access panel to pump

14. Plumbing

14.5.1 Leak

High Priority

Based on gas odors / gas detector readings, gas appeared to be leaking at the meter / the main shut-off valve / one or more local shut-off valves / supply piping / one or more flexible connectors / one or more regulator valves. This is an explosion and fire hazard. A qualified contractor and/or the gas utility company should evaluate and repair immediately.

1.1 gas leak

13. Cooling

13.1.1 DAMAGED LOW VOLTAGE CONTROL WIRING

Medium Priority

Low voltage AC control wiring is damaged. Recommend HVAC evaluate and repair. Damaged wiring can shirt out and cause electrical component failure.

1.1 damaged control wiring

12. Heating

12.8.1 Double Wall (1" Clearance)

High Priority

The furnace flue clearance from drywall or other combustible materials is incorrect, as this vent requires a 1-inch clearance. The Inspector recommends that the affected area(s) be evaluated and corrected, as needed, by a professional HVAC contractor, as this is a potential fire hazard.

1.1 1 inch clearance needed

1.2 1 inch clearance needed

PROPERTY INFORMATION SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
1.1 Utility Status	✓				1	View Comments
1.2 Additional Information About The Property	✓				1	View Comments

0 Comments
High Priority

0 Comments
Medium Priority

0 Comments
Low Priority

SECTION MATERIAL

2.1 Driveway Material	2.2 Walkway Materials	2.3 Deck Type
Concrete	Concrete	Wood decking / Wood framing
2.4 Fence/Gate Type(s)	**2.5 Porch types**	**2.6 Stoop type**
Wood	with wood and stone columns	Concrete

GROUNDS SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
2.1 Driveway And Walkways Findings	✓				0	
2.2 Grading, Drainage And Vegetation Findings	✓				0	
2.3 Patio, Patio Covers	✓				0	
2.4 Stoop	✓				0	
2.5 Fences And Gates	✓				0	
2.6 Porch/Porch Cover Findings	✓				0	

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0 Comments
High Priority

0 Comments
Medium Priority

0 Comments
Low Priority

Section Standards
click here to view

SECTION MATERIAL

3.1 Siding Material	3.2 Windows and Screen Materials
Cedar Lap Siding	Vinyl Windows

EXTERIOR SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
3.1 Exterior Doors				✓	2	View Comments
3.2 Exterior Windows/Shutters	✓				0	
3.3 Paint, Wood Finish, Or Caulking	✓				0	
3.4 Vents and Misc. Problems	✓				0	
3.5 Trim, Soffits, And Fascia	✓				0	
3.6 Exterior Electrical				✓	1	View Comments
3.7 Exterior Plumbing	✓				0	
3.8 Doorbell	✓				0	

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1 Comments
High Priority

1 Comments
Medium Priority

1 Comments
Low Priority

Section Standards
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SECTION MATERIAL

4.1 Garage/Carport Type Size	4.2 Number of Automatic Openers	4.3 Ceiling type(s)
	2	Drywall

4.4 Wall type(s)	4.5 Floor type(s)
Drywall	Concrete

GARAGE SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
4.1 Garage Electrical	✓				0	
4.2 Stair/Handrail/Guardrail Issues	✓				0	
4.3 Vehicle Doors/Operators/Switch				✓	1	View Comments
4.4 Door Issues (To Interior)	✓				0	
4.5 Fire Rating (Doors/Walls/Ceiling)	✓				0	
4.6 Walls	✓				0	
4.7 Ceiling	✓				0	
4.8 Floors	✓				0	

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1 Comments
High Priority

0 Comments
Medium Priority

0 Comments
Low Priority

Section Standards
click here to view

SECTION MATERIAL

5.1 Walls and Ceilings	5.2 Floor Covering Materials	5.3 Interior Doors
Drywall	Carpet, Tile, Modern Hardwood Flooring	Solid Wood
5.4 Window Material	**5.5 Window Glazing**	**5.6 Window Operation**
Vinyl	Double-pane	Casement, Single-hung, Sliding, Fixed

INTERIOR SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
5.1 Thermal Scan (Ceiling and walls)	✓				1	View Comments
5.2 Walls Issues	✓				0	
5.3 Ceilings Issues				✓	1	View Comments
5.4 Interior Trim	✓				0	
5.5 Interior Stairs	✓				0	
5.6 Windows and Skylights				✓	2	View Comments
5.7 Doors	✓				0	
5.8 Lighting/Ceiling Fans	✓				0	
5.9 Electrical Receptacles	✓				0	
5.10 Switches	✓				0	
5.11 Floor Issues	✓				0	

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1 Comments
High Priority

0 Comments
Medium Priority

3 Comments
Low Priority

Section Standards
click here to view

SECTION MATERIAL

6.1 Roof Access	6.2 The roof style was	6.3 Primary roof-covering type
Walked Roof	Gable, Hip	Composite Tile

6.4 Drainage system description
Gutters and downspouts installed

ROOF SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
6.1 Concrete Tile				✓	1	View Comments
6.2 Roof Flashing	✓				0	
6.3 Roof Vents	✓				0	
6.4 Plumbing and Combustion Vents				✓	1	View Comments
6.5 Roof Drainage Components				✓	1	View Comments

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2 Comments
High Priority

1 Comments
Medium Priority

0 Comments
Low Priority

RODENT/INSECTS SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
7.1 Mice/Racoons/Birds/Bats				✓	1	View Comments

1 Comments
High Priority

0 Comments
Medium Priority

0 Comments
Low Priority

Section Standards
click here to view

SECTION MATERIAL

8.1 Countertop	8.2 Cabinetry	8.3 Kitchen Sink Type(s)
Granite	Wood	Stainless Steel w/sprayer wand
8.4 Cook Top/Range Type(s)	**8.5 Oven Type #1**	**8.6 Exhaust Vent Type(s)**
Gas	Electric Double Oven	Internal via the microwave
8.7 Dishwasher Type(s)	**8.8 Refrigerator**	**8.9 Built in Microwave**
Built-in Standard Dishwasher	Inspected	Inpsected

KITCHEN SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
8.1 Kitchen Outlets				✓	1	View Comments
8.2 Switches And Lighting	✓				0	
8.3 Cabinets And Counters	✓				0	
8.4 Range Hood	✓				0	
8.5 Garbage Disposal	✓				0	
8.6 Dishwasher	✓				0	
8.7 Microwave	✓				0	
8.8 Refrigerator	✓				0	
8.9 Fixtures, Plumbing, And Drains	✓				0	
8.10 Range And Cook Tops	✓				0	
8.11 Oven(s)	✓				0	

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1 Comments
High Priority

0 Comments
Medium Priority

0 Comments
Low Priority

Section Standards
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SECTION MATERIAL

9.1 Bathroom Configuration	9.2 Wall Material	9.3 Ceiling Materials
Two Sinks In Cabinet, Toilet, Tub And Shower, Sink In Cabinet, Toilet, Tub And Shower, Sink And Cabinet, Pedistal Sink And Cabinet	Drywall	Drywall

9.4 Floor Coverings	9.5 Shower and Tub	9.6 Toilet Type
Tile	Prefabricated Plastic Surround, Tile Shower and Tile floor	Low-Flow, Dual Flush

9.7 Exhaust Vent	9.8 Sewer Odor
Electric	No

BATHROOM SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
9.1 Electrical Receptacles	✓				0	
9.2 Switches And Lighting	✓				0	
9.3 Ventilation	✓				0	
9.4 Bathroom Sinks And Plumbing				✓	1	View Comments
9.5 Toilet	✓				0	
9.6 Medicine Cabinet	✓				0	
9.7 Mirrors. Towel Bars, Misc	✓				0	
9.8 Bathtub And Whirlpool	✓				1	View Comments
9.9 Cabinets And Counters				✓	1	View Comments
9.10 Shower	✓				0	

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1 Comments
High Priority

0 Comments
Medium Priority

2 Comments
Low Priority

Section Standards
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Important Information
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SECTION MATERIAL

10.1 Dryer Power	10.2 Cloths Dryer Vent Material	10.3 Dryer 240-volt electrical receptacle
Electric	Metal	Modern 4-prong

10.4 Washer Drain Size
2-inch Diameter

LAUNDRY SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
10.1 Laundry Switches	✓				0	
10.2 Laundry Lighting	✓				0	
10.3 Laundry Outlets	✓				0	
10.4 Laundry Cabinets And Counter Tops	✓				0	
10.5 Laundry Plumbing & Sinks	✓				0	
10.6 Laundry Ventilation	✓				0	
10.7 Laundry Dryer Venting	✓				0	
10.8 Washer And Dryer	✓				0	
10.9 Laundry Catch Pan	✓				0	

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0 Comments
High Priority

0 Comments
Medium Priority

1 Comments
Low Priority

Section Standards
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SECTION MATERIAL

11.1 Attic Access Location	11.2 Method Used To Observe The Attic	11.3 Roof Structure
Bedroom	Walked	Stick Built, 2/8 Rafters
11.4 Attic Insulation Type	**11.5 Attic Ventialtion System**	
Rockwool	Soffit Vents, Roof vents	

ATTIC SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
11.1 Roof Rafters/Stick Built (In Attic)	✓				0	
11.2 Roof Sheathing (In Attic)	✓				0	
11.3 Attic Insulation	✓				0	
11.4 Attic Electrical	✓				0	
11.5 Attic Plumbing	✓				0	
11.6 Attic Ventilation	✓				0	

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0 Comments
High Priority

0 Comments
Medium Priority

0 Comments
Low Priority

Section Standards
click here to view

SECTION MATERIAL

12.1 First Floor Heating Equipment Type	12.2 First Floor Heating System Manufacturer	12.3 First Floor Heating System Age
Force Hot Air - 80% Efficency - Metal flue	Ruud	2018

12.4 First Floor Heating Equipment Fuel Type	12.5 First Floor System Ductwork Type(s)	12.6 First Floor Filter Type
Natural Gas	Metal Distribution Boxes, Flexible round ductwork, Non-insulated sheet metal ductwork	Disposable

HEATING SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
12.1 Heat Source Missing/Inoperable (Interior Rooms)	✓				0	
12.2 Thermal Scan (HVAC)	✓				0	
12.3 Furnace	✓				0	
12.4 Air Filters And Tracks	✓				0	
12.5 Duct Work Issues	✓				0	
12.6 Return And Supply Registers	✓				0	
12.7 Thermostat	✓				0	
12.8 Flues and Vents for Heat Systems				✓	1	View Comments
12.9 Combustion Air Vents	✓				0	
12.10 Carbon Monoxide Levels	✓				0	

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1 Comments
High Priority

0 Comments
Medium Priority

0 Comments
Low Priority

Section Standards
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Important Information
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SECTION MATERIAL

13.1 Number of cooling systems (excluding window AC)	13.2 Main Floor Air Conditioning Type	13.3 Main Floor Air Conditioning System Manufacturer
Two	Central, Electric system	Carrier
13.4 Main Floor Cooling System Age	**13.5 Main Floor Air Conditioning System Fuel Source**	**13.6 Additional Air Conditioning Type**
2008	Electric 220 Volt	Central, Electric system
13.7 Additional Floor Cooling System Age	**13.8 Additional Air Conditioning System Fuel Source**	**13.9 Air Conditioning System Manufacturer**
2008	Electric 220 Volt	Carrier

COOLING SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
13.1 Air Conditioner Units				✓	1	View Comments

0 Comments
High Priority

1 Comments
Medium Priority

1 Comments
Low Priority

Section Standards
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Important Information
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SECTION MATERIAL

14.1 Water Supply Source	14.2 Main Water Supply Pipe	14.3 Water Distribution Pipes
Public Water Supply	1-inch, Copper	1/2-inch and 3/4-inch copper
14.4 Sewage System Type	**14.5 Drain Waste and Vent Pipe Materials**	**14.6 Gas Pipe Material**
Public	Acrylonitrile butadiene styrene (ABS)	Black Steel
14.7 Type of Gas	**14.8 #1 Water Heater Type**	**14.9 #1 Water Heater Power Source**
Natural Gas	Tank (conventional)	Gas
14.10 #1 Water Heater Capacity	**14.11 #1 Water Heater Location**	**14.12 #1 Water Heater Manufacturer**
75 gallons	Interior Utility Closet	American Standard

PLUMBING SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
14.1 Gas Water Heater	✓				0	
14.2 Combustion Air Vents	✓				0	
14.3 Water Supply and Distribution	✓				0	
14.4 Sewage and DWV Systems	✓				0	
14.5 Gas System Components				✓	1	View Comments

BLUELADDER Home Inspections

1 Comments
High Priority

0 Comments
Medium Priority

2 Comments
Low Priority

Section Standards
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Important Information
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SECTION MATERIAL

15.1 Electrical Service Conductors	15.2 Service Panel Ampacity	15.3 Service Panel Manufacturer
Underground service, Aluminum, 120/240 volt service	(2) 200 amp service panels	Challenger

15.4 Service Disconnect Location	15.5 Service Disconnect Type	15.6 Type of Branch Wiring
At Service Panel	Breaker	Stranded Copper, Stranded Aluminum, Romex

15.7 Service OCPD Type	15.8 Service Grounding Electrode
Breakers	Ufer (concrete/rebar), No visible grounding electrode

ELECTRICAL SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
15.1 Electric Meter Issues	✓				0	
15.2 Service Disconnect Issues	✓				0	
15.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
15.4 Main/Sub (Panel Cabinet/Cover/Labels)	✓				0	
15.5 Main Or Sub Panel Wiring	✓				0	
15.6 Main/Sub (Panel Breaker/Fuse Issues)	✓				0	
15.7 Visible Wiring/Junction Boxes	✓				0	
15.8 Main/Sub (Ground/Bonding System)	✓				0	
15.9 Carbon Monoxide & Smoke Detectors				✓	1	View Comments

BLUE LADDER Home Inspections

1 Comments
High Priority

0 Comments
Medium Priority

2 Comments
Low Priority

Section Standards
click here to view

SECTION MATERIAL

16.1 Crawl space access location	16.2 Method used to inspect crawl space/basement	16.3 Foundation wall type(s)
Basement wall, Front of home	Combo: Walked when heights allowed and crawled lower sections. A flashlight, moisture meter and probing tool were used.	Poured concrete

16.4 Girder types	16.5 Floor joist types	16.6 Post/Column/Pier types
Wood	Wood	Treated lumber on proper footings

BASEMENT/CRAWL SPACE/FOUNDATION SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
16.1 Framing, Ceiling, Joists, And Sub Floor				✓	1	View Comments
16.2 Insulation, Ventilation, And Vapor Retarders	✓				2	View Comments
16.3 Basement And Crawlspace Electrical	✓				0	
16.4 Columns, Piers And Beams	✓				0	
16.5 Foundation	✓				0	

BLUELADDER Home Inspections

1 Comments
High Priority

2 Comments
Medium Priority

0 Comments
Low Priority

Pre-Closing Walkthrough

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Safe Investment Home Inspection, LLC of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets.

4. Operate all exterior doors, windows and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Read seller's disclosure.

SINCERELY,

BLUE LADDER HOME INSPECTIONS