



Edward Hobaica – Licensed Professional Home Inspector



Property Information:

Address: 123 Example Lane, Juneau, AK 99801
Prepared Exclusively for: Chris & Julie Frost
Inspection Date: December 31st, 2023

Type of Inspection: Pre-purchase

Members present at inspection: Chris Frost

Listed Square footage: 1,747

Listed year of construction: 1985

Building Status: Vacant Occupied

Utilities On: Yes No Water
 No Electricity No Gas

Weather Conditions: Cloudy/Drizzle

Temperature: 60F



	Recommended; High Priority
	Recommended; Medium Priority
	Recommended; Low Priority
	Informational

Report Identification			
Property Location: 123 Example Lane	Inspected By: Edward Hobaica, King Tide LLC	Insp Date: 12/31/23	
Prepared For: Chris & Julie Frost	AK License: 191959	Time: 0900	
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

PROPERTY INSPECTION REPORT

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of Alaska statutes and regulations.

The International Association of Home Inspector’s (InterNACHI) Standards of Practice are the minimum standards for inspections by Alaska licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), or Not Present (NP). The inspector will check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the InterNACHI Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. 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 seller’s 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 inspector’s 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.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client’s responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.



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Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Alaskans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless-steel tubing (CSST)

To help ensure that consumers are informed of hazards such as these, InterNACHI has developed Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the InterNACHI Standards of Practice do not require inspectors to perform a code compliance inspection, InterNACHI considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.



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INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The inspection contract agreement signed by the client and the authorized King Tide LLC representative applies to this inspection. While there is a color coding system in the report, all noted deficiencies no matter what color are deficiencies.



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Realtor/Builder Summary

This summary is only a partial list: The below partial list is provided so that the realtor is aware of some of the more significant issues contained in the report. Refer to the detailed report for additional items that the client may wish to have addressed including suggestions, items not deemed deficient by Alaska, and items that were not typical building practice at the time of construction.

I. STRUCTURAL SYSTEMS

A. FOUNDATIONS

- One or more trees have a canopy that overhangs the building footprint. In general, a tree's root system is roughly the same diameter as a tree's canopy. Therefore, there exists the potential for roots under the foundation at these areas, which may cause an issue in the future.
- Efflorescent observed on the foundation wall. This is a leading indicator of moisture intrusion. Recommend water management practices be implemented around the foundation and the surrounding property to help manage the flow of water as well as implement waterproofing measures on the foundation wall.

B. GRADING AND DRAINAGE

- High soil lines at multiple locations along the perimeter. At least 6" of clearance is recommended between exterior grade and interior finish floors and/or exterior siding. This is required to help prevent water entry to the structure interior during heavy rains and help inhibit wood destroying insect accessibility.

C. ROOF COVERING MATERIALS

- Missing shingles observed.
- NEWER CODE (2012): No drip edge flashing on the roof. Drip edge is now required for shingle roofs.
- Buildup observed in the gutters. The buildup hinders the proper flow of water and can cause damage to the roof covering material as well as the roof structure. Recommend clearing out the buildup in the gutters.
- Growth buildup observed on the roof. Recommend cleaning off the growth to help preserve the service life of the roof covering material.

D. ROOF STRUCTURE AND ATTICS

- Moisture intrusion observed in the attic. The area was probed with a moisture meter and provided readings of around 45%. Moisture contents of above 20% are conducive to rot and/or decay.
- No fireblocking wall installed in the attic. Due to the attic sharing a common space between two separate living spaces there needs to be a fireblocking wall. Section 302.11 of the 2018 IRC states the requirement for fireblocking.
- Moisture damage observed on the soffit/overhang.

E. WALLS (INTERIOR AND EXTERIOR)

- Exterior board appeared to be coming off the exterior structure.
- Exterior wall paint was either missing or degraded in multiple areas.
- Some sections of the exterior wall appeared to have some moisture damage.



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- Part of the back section of the exterior wall was bowed out. Recommend further investigation as to the cause for the exterior wall covering material to deform.
 - Soil line observed in multiple locations to be within 6" of the exterior wall. It is recommended to have at least 6" of clearance between the exterior grade and the exterior siding. This is to help prevent water entry into the structure.
- F. CEILINGS AND FLOORS
- G. DOORS (INTERIOR AND EXTERIOR)
- Missing door stop in the master bathroom's toilet room. Recommend replacement to prevent wall damage.
- H. WINDOWS
- I. STAIRWAYS (INTERIOR AND EXTERIOR)
- J. FIREPLACE AND CHIMNEYS
- Crack in the firebrick. Recommend a fireplace expert evaluate further.
 - Crack in the hearth extension.
 - Substantial creosote buildup. This poses a fire hazard and recommend that the entire chimney be cleaned by a chimney cleaning expert.
 - Small crack in the mortar above the fireplace opening.
- K. PORCHES, BALCONIES, DECKS, AND CARPORTS
- L. OTHER

II. ELECTRICAL SYSTEMS

- A. SERVICE ENTRANCE AND PANELS
- Service wire exposed. Dead man panel should cover all wiring.
 - Service wire shows wear on the outer insulation. Further wear could cause an exposed conductor resulting in a major safety issue. Recommend correcting the panel issue which should correct this issue if done immediately.
 - Panel has been altered. Electrical panels should not be altered. Recommend a licensed electrician replace the panel with an unaltered panel.
- B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES
- The wire in the kitchen closet appeared to be NM wire. If the cabinet/closet is intended to be used for storage it could be justified in saying that the cable would be exposed to possible physical damage. This type of wire is not approved for such installation. Recommend a licensed electrician investigate further who may recommend a different type of wire, installation of protective measures, or installing the wire in a protective conduit.
 - Open ground on many of the receptacles. This could be a loose/dislodged ground wire at the outlet or a larger issue of improper grounding of the electrical system. Recommend a license electrician investigate and repair.
 - Bathroom outlet(s) were not GFCI protected or did not function properly. NEC and IRC require that all bathroom outlets be GFCI protected.
 - While this is a newer code (2002) by the NEC, all kitchen receptacles are required to be GFCI-protected. Some/All of the kitchen receptacles were not GFCI-protected.
 - Exterior outlets were not GFCI protected.
 - Kitchen circuits were not 20 amps. IRC requires that at least two circuits rated for 20 amps service the kitchen and dining area receptacles. The lower circuit breaker could mean more common overloading of the circuit and more common tripping of the brear.
 - There did not appear to be two circuits to supply the kitchen countertop receptacles.
 - Cloth wiring observed in the property. This wiring is likely extremely old and could very well be past its service life. Recommend a licensed electrician investigate further.



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- In multiple locations, temporary extension cords were being used as permanent wiring. The use of temporary electrical equipment for permanent use is not allowed per the National Electric Code.
- Exposed wires observed in the crawlspace.
- There were junction boxes that did not appear to be properly rated for their installed environment. Recommend a licensed electrician investigate further.
- Opening in the junction box for one of the exterior lights. This can allow moisture and the elements into the junction box.
- House was missing a carbon monoxide detector outside EACH bedroom. Carbon monoxide detector requirements vary per state, county, and town but a good standard is as follows: A carbon monoxide detector is required on each floor and outside the immediate vicinity of each sleeping area when a house has either fuel burning appliances installed in the property or an attached garage.

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

- A. HEATING EQUIPMENT
- B. COOLING EQUIPMENT
- C. DUCT SYSTEMS, CHASES AND VENTS

IV. PLUMBING SYSTEM

A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- Static water pressure above recommended maximum pressure. This could cause extra strain on the water lines. The water pressure may be able to be reduced by adding a pressure reducing valve near the water meter.
- Small drip leak at the hallway shower fixture.
- Leak at the southeast bathroom shower fixture.
- Hallway bathroom toilet did not work.
- Hallway bathroom toilet did not have the proper clearance/spacing around it.
- Southeast bathroom sink fixture leaked.
- No vacuum breakers observed on exterior hose bibs. The vacuum breakers help prevent pollution of the potable water by preventing backflow into the potable water system.
- Water appeared to slightly discolored at the kitchen sink. This could be due to the pipes not being ran or the plumbing system being flushed in a while. Recommend running the plumbing system for a good amount of time prior to closing to see if the discoloration goes away.
- Small drip leak at the exterior hose bib near the hallway bathroom.
- Lack of or inadequate piping support observed. The lack of support can put extra pressure and strain on the joints and the piping making it more likely for a piping failure. Recommend a licensed plumber investigate further and install proper support.
- Some water piping was observed to not be insulated. While insulation does not prevent pipes from freezing, the pipe(s) not being insulated increases the risk/likelihood of the pipe(s) freezing. King Tide recommends all piping be insulated when in areas that are not climate controlled.

B. DRAIN, WASTES AND VENTS

- S-Trap(s) observed on the plumbing system. S-Traps are not allowed as one major drawback of them is they could cause the system to lose its trap seal (the water well that prevents hazardous gases from traversing through the drain piping into the property).



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- Multiple drain piping observed to have a negative/level slope. IRC requires that gravity drain piping have positive slope (the amount of slope depends on the diameter of the pipe). The level/negative sloping can cause backups in the drainage system.
 - Lack of or inadequate piping support observed. The lack of support can put extra pressure and strain on the joints and the piping making it more likely for a piping failure. Recommend a licensed plumber investigate further and install proper support.
 - Damaged joint on the drain line observed.
 - Hallway bathroom's shower/tub drain stopper did not appear to function properly.
- C. WATER HEATING EQUIPMENT
- No safety pan present. Safety pans with safety pan drain lines are used to help prevent water damage should the water heater fail and leak water.
 - No seismic straps present. In this region water heaters should have seismic straps.
 - Exposed electrical wires. Recommend a licensed electrician properly connect the water heater to electrical service.
- D. HYDRO-MASSAGE THERAPY EQUIPMENT
- E. OTHER / GAS LINES

V. APPLIANCES

- A. DISHWASHERS
- B. FOOD WASTE DISPOSERS
- C. RANGE HOOD AND EXHAUST SYSTEMS
- D. RANGES, COOKTOPS, AND OVENS
- E. MICROWAVE OVENS
- F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS
- G. GARAGE DOOR OPERATORS
- H. DRYER EXHAUST SYSTEMS
- Duct interior is not smooth. This can easily cause a blockage in the piping and become a fire hazard. [IRC M1502.4]
- I. OTHER

VI. OPTIONAL SYSTEMS

- A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS
- B. SWIMMING POOLS, SPAS, HOT TUBS AND EQUIPMENT
- C. OUTBUILDINGS
- D. PRIVATE WATER WELLS (A COLIFORM ANALYSIS RECOMMENDED.)
- E. PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEMS
- F. OTHER:



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I. STRUCTURAL SYSTEMS

A. Foundations

1. *Type of Foundation(s):* *Slab on grade* *Pier & Beam* *Footer/Crawlspace*
 Other: _____

2. *Access to Under-Floor Space:* Closet

3. *Foundation Performance Opinion:*
 At the time of the inspection, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.
 Structural movement and/or settling noted; however, the foundation appears to be supporting the structure at this time.
 Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

4. *Crawl Space Ventilation:* *Not operational* *N/A*

5. *Comments:*
 - *One or more trees have a canopy that overhangs the building footprint. In general, a tree's root system is roughly the same diameter as a tree's canopy. Therefore, there exists the potential for roots under the foundation at these areas, which may cause an issue in the future.*
 - *Efflorescent observed on the foundation wall. This is a leading indicator of moisture intrusion. Recommend water management practices be implemented around the foundation and the surrounding*



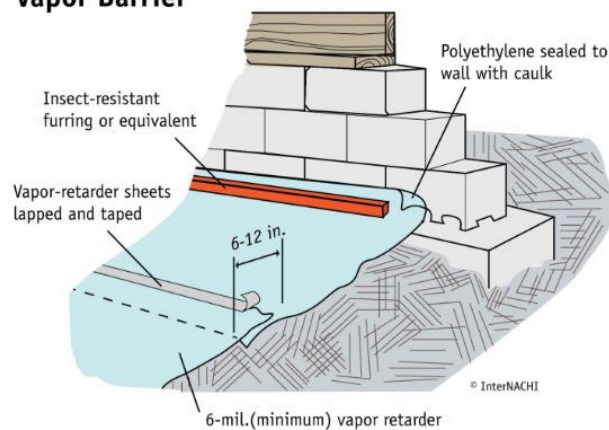
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property to help manage the flow of water as well as implement waterproofing measures on the foundation wall.



Proper Crawlspace Vapor Barrier



Foundation General Notes:

- All wood framed buildings are dynamic, not static. All foundations will experience some minor settling due to the soil yielding to the weight of the home, expansion and contraction of the soil caused by water or drought, soil erosion, and many other factors. Materials themselves will also experience movement and cracking due



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to wind, moisture permeability (swelling and shrinking of brick, masonry and wood with varying moisture content), thermal expansion and contraction between seasons and sun position, etc. This movement and cracking is most noticeable where two different materials with different expansion/contraction rates meet (e.g. wood to masonry, stucco to wood, etc). Therefore, there is always an acceptable amount of settling and movement occurring. Inspectors use professional judgement along with industry guidelines to determine what is an acceptable amount of movement beyond what is absorbed by expansion and control joints.

- This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.
- Due to constantly changing conditions, all concrete cracks should be closely monitored for worsening condition. A crack that has remained the same for several years can change quickly. A good rule of thumb is a crack in concrete becomes a structural deficiency if it settles differentially or widens greater than 1/8".
- Inspection Limitation: Any slabs that is against the house foundation and is an independent structure will obscure the foundation grade beam from view.
- Inspection Limitation: Some areas of the garage floor/basement slab were obscured from view by stored material.

B. Grading and Drainage

1. Sloped away from house: Yes No

2. Gutters present: Yes No

3. Gutter Downspouts present: Yes No

4. Comments:

- High soil lines at multiple locations along the perimeter. At least 6" of clearance is recommended between exterior grade and interior finish floors and/or exterior siding. This is required to help prevent water entry to the structure interior during heavy rains and help inhibit wood destroying insect accessibility.



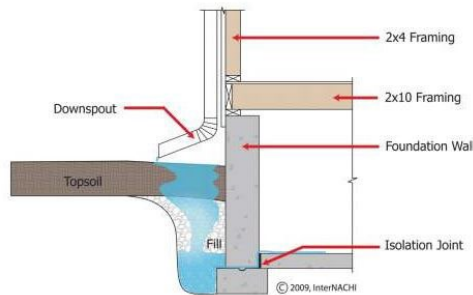
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Moisture Intrusion - Downspout



C. Roof Covering Materials

- Type of roof Covering: Asphalt Shingle Metal Clay/Concrete Other: _____
- Viewed from: Walking From ground From eave with ladder Aerial
- Evidence of prior repairs: See comments below
- Appearance of flashing & penetrations (incl chimney): Acceptable In need of repair
- Chimney cricket: Acceptable Missing Not required No Chimney
- Comments:



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- **Missing shingles observed.**
- **NEWER CODE (2012): No drip edge flashing on the roof. Drip edge is now required for shingle roofs.**
- **Buildup observed in the gutters. The buildup hinders the proper flow of water and can cause damage to the roof covering material as well as the roof structure. Recommend clearing out the buildup in the gutters**
- **Growth buildup observed on the roof. Recommend cleaning off the growth to help preserve the service life of the roof covering material.**





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Roof Covering Materials General Notes:

- Any deficiencies noted are recommended to be investigated further by a licensed roofer.
- This inspection does not determine insurability of roof. Rather, inspection identifies deficiencies found in the roof system and offers suggestions for maintenance. The opinion of a roofer or insurance adjuster will vary widely from this report and may be influenced by other factors.

 D. Roof Structure and Attics

- Viewed from: Attic access hatch
- Approximate average depth of insulation: 12" Approx./Posted R-Value: Unknown
- Insulation Type: Batts Blown cellulose Blown fiberglass Rock wool Spray Foam
- Visible evidence of moisture penetration: Yes No
- Firestop at chimney penetration: Yes No Not accessible No chimney
- Bathroom vents terminate to exterior: Yes No (where visible)
- Venting via: soffit ridge gable static electric fan unvented



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8. Attic access insulated: Yes No Missing at edges N/A
9. Attic stairs properly fastened: Yes No N/A
10. Attic access fire rated in garage: Yes No N/A (non-garage access)
11. Type of framing: Premanufactured trusses Field framed Combination

12. Comments:

- Moisture intrusion observed in the attic. The area was probed with a moisture meter and provided readings of around 45%. Moisture contents of above 20% are conducive to rot and/or decay.
- No fireblocking wall installed in the attic. Due to the attic sharing a common space between two separate living spaces there needs to be a fireblocking wall. Section 302.11 of the 2018 IRC states the requirement for fireblocking.
- Moisture damage observed on the soffit/overhang.





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Roof Structure and Attics General Notes:

- We do not calculate the adequacy of venting size in the attic.
- Note: Not all areas of the attic are safely accessible for a complete and thorough evaluation. Inspector does not move storage items, ductwork, vent pipes, or insulation. Inspector is not required to step off attic decking due to risk of ceiling damage.
- Note: Inspector examines condition of attic and roof covering at the time of inspection only. Therefore, it is impossible to determine the presence of past, current, or future leaks unless it is raining heavily on the day of inspection. Inspector uses best practices to investigate for signs of past leaks via compressed insulation, stained framing and drywall, daylight opening, etc. but can not guarantee all leaks can be discovered.
- Note: Inspector can not perform a complete evaluation of the structural integrity or design of the structure without access to engineered plans, removal of insulation, and full attic access. Where an observable deficiency is noted, further evaluation by a structural engineer will be recommended.
- Note: Roof sheathing is equipped with radiant barrier backing, which reflects solar heat gain and improves the energy efficiency of the home.

E. Walls (Interior and Exterior)

1. Weep holes: Yes No N/A
2. Type of Exterior Coverings: Vinyl Wood Brick
3. Garage common wall (no openings): Acceptable Deficient N/A
4. Evidence of decay: Yes No (where visible)

5. Comments:

- Exterior board appeared to be coming off the exterior structure.
- Exterior wall paint was either missing or degraded in multiple areas.
- Some sections of the exterior wall appeared to have some moisture damage.
- Part of the back section of the exterior wall was bowed out. Recommend further investigation as to the cause for the exterior wall covering material to deform.
- Soil line observed in multiple locations to be within 6" of the exterior wall. It is recommended to have at least 6" of clearance between the exterior grade and the exterior siding. This is to help prevent water entry into the structure.



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Prepared For: Chris & Julie Frost **AK License:** 191959 **Time:** 0900

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Walls General Notes

- *Note regarding Chinese drywall lawsuits: Home is not tested for 'Chinese drywall' under this inspection. Chinese drywall refers to defective drywall manufactured in China and used in approximately 100,000 new homes in 20 states in the U.S. between 2001 and 2009. Chinese drywall off-gasses volatile chemicals and sulfurous gases and may give off a sulfuric (rotten egg) odor. These chemicals will cause copper surfaces to turn black and powdery, affecting copper water piping, electrical wiring, and air conditioner coils. Homeowners may experience health symptoms including respiratory problems, headaches and sinus issues.*

 F. Ceilings and Floors

1. *Comments:*

- *Note: The inspector does not look under carpeting, rugs, or move furniture. Damage may be concealed in these areas.*

 G. Doors (Interior and Exterior)

1. *Exterior lock function acceptable:* Yes No N/A
2. *Garage to house door fire rate:* Yes No (Deficiency) N/A
3. *Garage to house door self closing:* Yes No (Deficiency) N/A
4. *Tempered safety glass:* Yes No N/A
5. *Comments:*

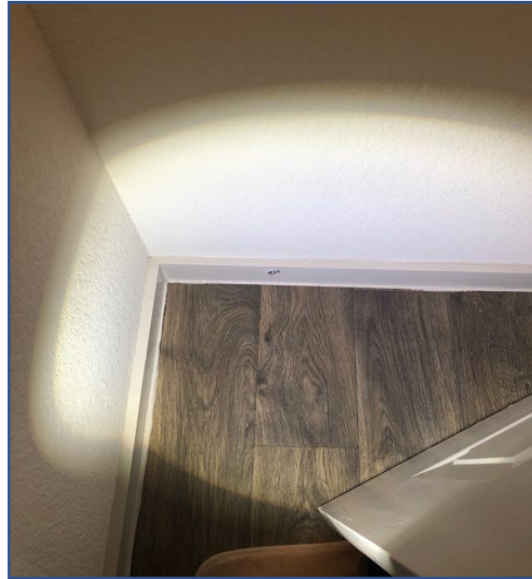


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- **Missing door stop in the master bathroom's toilet room. Recommend replacement to prevent wall damage.**



H. Windows

1. Cracks/fogging: Yes No
2. Sills positive slope: Yes No N/A
3. Screens missing or damaged: Yes No
4. Lintels present at masonry: Yes No N/A
5. Glazing type: Single Double Triple
6. Frame type: Vinyl Wood Aluminum Vinyl clad wood
7. Comments:

Notes:

- Often times, broken window seals do not show visible signs of failure and can not be observed unless there is condensation formed as a result of extreme temperature variation between the interior and exterior environment. This is further complicated by dirt or film that typically coats window exteriors. Therefore, only visually fogged windows can be reported.
- Window treatments and blinds are not tested as part of this inspection report.



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I. Stairways (Interior and Exterior)

1. *Comments:*

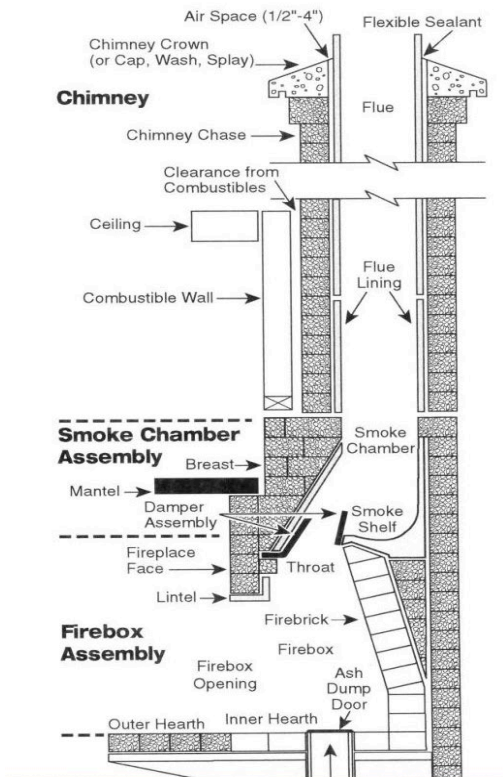
J. Fireplace and Chimneys

1. *Creosote buildup:* *Substantial* *Moderate* *Normal* *Not present* *Sealed unit*

2. *Gas shut off valve under sealed unit:* *Yes* *No* *N/A*

3. *Comments:*

- **Crack in the firebrick. Recommend a fireplace expert evaluate further.**
- **Crack in the hearth extension.**
- **Substantial creosote buildup. This poses a fire hazard and recommend that the entire chimney be cleaned by a chimney cleaning expert.**
- **Small crack in the mortar above the fireplace opening.**





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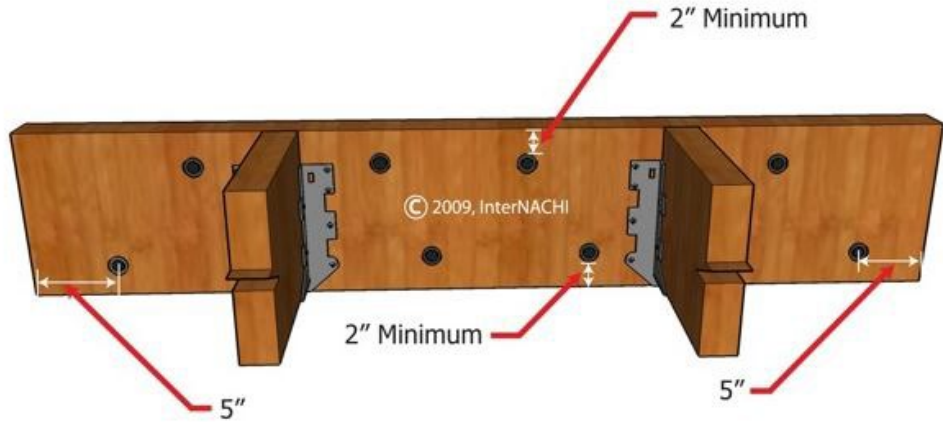
K. Porches, Balconies, Decks, and Carports

1. *Comments:*



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L. Other

1. *Comments:*

Note:

- *King Tide Inspections is not qualified for water treatment/filtration/or softening systems. If it is desired that this system is inspected, recommend consultation with the manufacturer for technician recommendations.*



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

1. Service entrance: Lateral Overhead/Pole Mount
2. Weatherhead / drip loop: Acceptable Deficient N/A
3. Service wire condition: Acceptable Deficient
4. Service wiring material: Copper Aluminum
5. Subpanel feed wiring: Copper Aluminum (OK) No subpanel
6. Branch wiring (220V): Copper Aluminum (OK)
7. Branch wiring (110V): Copper Aluminum
8. Intersystem bond lug: Acceptable Deficient
9. Ground #1: Ground rod UFER (slab ground) Cold water pipe not visible
10. Ground #2: Ground rod UFER (slab ground) Cold water pipe not visible
11. Main disconnect location: Main Panel
12. Panel location- Main panel: North corner of building
 - a. Main panel size: 200 amps
 - b. Disconnect size: 200 amps
 - c. Service wire size: 4/0 AWG gauge

13. Comments:

- Service wire exposed. Dead man panel should cover all wiring.
- Service wire shows wear on the outer insulation. Further wear could cause an exposed conductor resulting in a major safety issue. Recommend correcting the panel issue which should correct this issue if done immediately.
- Panel has been altered. Electrical panels should not be altered. Recommend a licensed electrician replace the panel with an unaltered panel.



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Notes

B. Branch Circuits, Connected Devices, and Fixtures

1. Type of Wiring: Copper Aluminum (recommend inspection by licensed electrical professional)
2. GFCI protected outlets
 - a. Kitchen: Yes No N/A
 - b. Bathrooms: Yes No N/A
 - c. Laundry wall outlet: Yes No N/A
 - d. Garage: Yes No N/A
 - e. Exterior: Yes No N/A
3. All visible junction boxes covered: Yes No
4. Ceiling fan operation acceptable: Yes No N/A
5. 3-prong (grounding) outlets: Yes No (inspector checks representative accessible sample)
6. Exterior in-use outlet covers: Yes No No, but all outlets under porch overhang
7. Smoke alarms (will not test if connected to alarm system)



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- a. (1) each bedroom Yes No
- b. (1) each bedroom hall Yes No
- c. (1) per floor min Yes No
- d. CO detector at bed halls Yes No Not required

8. Door bell function acceptable: Yes No Not present Smart camera (not tested)

9. Comments:

- The wire in the kitchen closet appeared to be NM wire. If the cabinet/closet is intended to be used for storage it could be justified in saying that the cable would be exposed to possible physical damage. This type of wire is not approved for such installation. Recommend a licensed electrician investigate further who may recommend a different type of wire, installation of protective measures, or installing the wire in a protective conduit.
- Open ground on many of the receptacles. This could be a loose/dislodged ground wire at the outlet or a larger issue of improper grounding of the electrical system. Recommend a license electrician investigate and repair.
- Bathroom outlet(s) were not GFCI protected or did not function properly. NEC and IRC require that all bathroom outlets be GFCI protected.
- While this is a newer code (2002) by the NEC, all kitchen receptacles are required to be GFCI-protected. Some/All of the kitchen receptacles were not GFCI-protected.
- Exterior outlets were not GFCI protected.
- Kitchen circuits were not 20 amps. IRC requires that at least two circuits rated for 20 amps service the kitchen and dining area receptacles. The lower circuit breaker could mean more common overloading of the circuit and more common tripping of the breaker.
- There did not appear to be two circuits to supply the kitchen countertop receptacles.
- Cloth wiring observed in the property. This wiring is likely extremely old and could very well be past its service life. Recommend a licensed electrician investigate further.
- In multiple locations, temporary extension cords were being used as permanent wiring. The use of temporary electrical equipment for permanent use is not allowed per the National Electric Code.
- Exposed wires observed in the crawlspace.
- There were junction boxes that did not appear to be properly rated for their installed environment. Recommend a licensed electrician investigate further.
- Opening in the junction box for one of the exterior lights. This can allow moisture and the elements into the junction box.
- House was missing a carbon monoxide detector outside EACH bedroom. Carbon monoxide detector requirements vary per state, county, and town but a good standard is as follows: A carbon monoxide detector is required on each floor and outside the immediate vicinity of each sleeping area when a house has either fuel burning appliances installed in the property or an attached garage.



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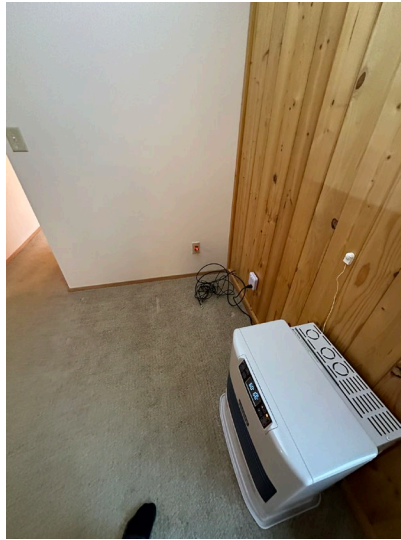
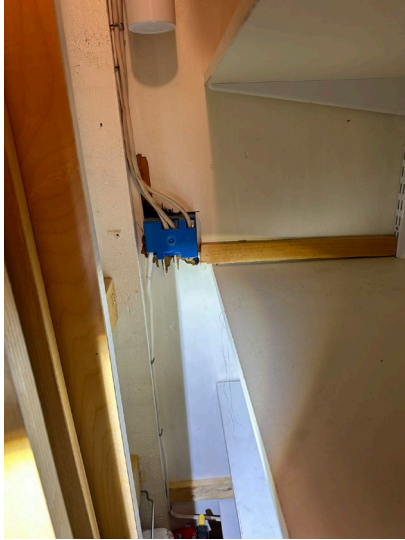
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Notes:

- *Inspector tested all accessible outlets. However, some outlets may be concealed behind furnishings and not tested.*
- *Smoke & Carbon Monoxide Detectors: Manufactures recommend that smoke alarms be tested monthly and replaced every 10 years. Upon occupying, buyer should check date on smoke detectors and act accordingly.*



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III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

 A. Heating Equipment

Location: Bedrooms, Living Room, Kitchen, & Entryway
 Unit #1 Serves: Entire house
 Thermostat Location: On the wall in each of the above areas

1. Type of System: Forced air Forced air heat pump Baseboard
2. Energy Sources: Electric Natural Gas Propane Oil
 Other: _____
3. Burner location: FVIR Above 18" N/A
4. Outside temperature: See cover sheet
5. Comments:

 B. Cooling Equipment

 C. Duct Systems, Chases and Vents



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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

1. Location of water meter: Unable to locate
2. Potable Water Source: Public Private
3. Location of main water supply valve: Crawlspace
4. Static water pressure reading: 84-86 psi (40-80 psi acceptable range)
5. Test functional flow: Acceptable Deficient
6. Pressure reducing valve at meter: Yes No Unable to determine
7. Operation of exterior hose bibs: Acceptable Deficient
8. Vacuum breakers on exterior hose bibs: Yes No
9. Interior piping: Copper PEX CPVC Galv steel Polybutylene
10. Comments:
 - Static water pressure above recommended maximum pressure. This could cause extra strain on the water lines. The water pressure may be able to be reduced by adding a pressure reducing valve near the water meter.
 - Small drip leak at the hallway shower fixture.
 - Leak at the southeast bathroom shower fixture.
 - Hallway bathroom toilet did not work.
 - Hallway bathroom toilet did not have the proper clearance/spacing around it.
 - Southeast bathroom sink fixture leaked.
 - No vacuum breakers observed on exterior hose bibs. The vacuum breakers help prevent pollution of the potable water by preventing backflow into the potable water system.
 - Water appeared to slightly discolored at the kitchen sink. This could be due to the pipes not being ran or the plumbing system being flushed in a while. Recommend running the plumbing system for a good amount of time prior to closing to see if the discoloration goes away.
 - Small drip leak at the exterior hose bib near the hallway bathroom.
 - Lack of or inadequate piping support observed. The lack of support can put extra pressure and strain on the joints and the piping making it more likely for a piping failure. Recommend a licensed plumber investigate further and install proper support.
 - Some water piping was observed to not be insulated. While insulation does not prevent pipes from freezing, the pipe(s) not being insulated increases the risk/likelihood of the pipe(s) freezing. King Tide recommends all piping be insulated when in areas that are not climate controlled.



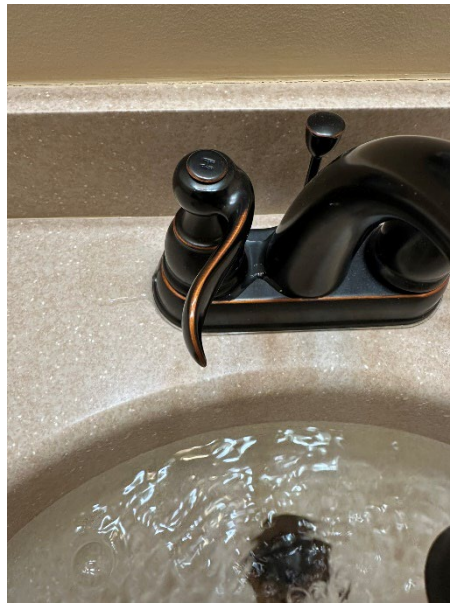
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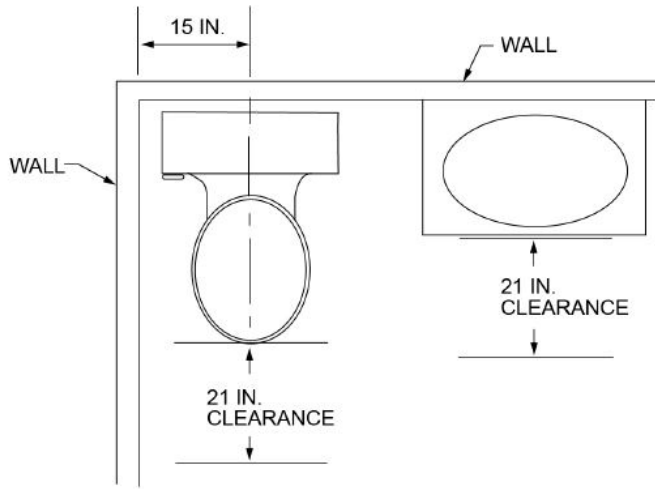
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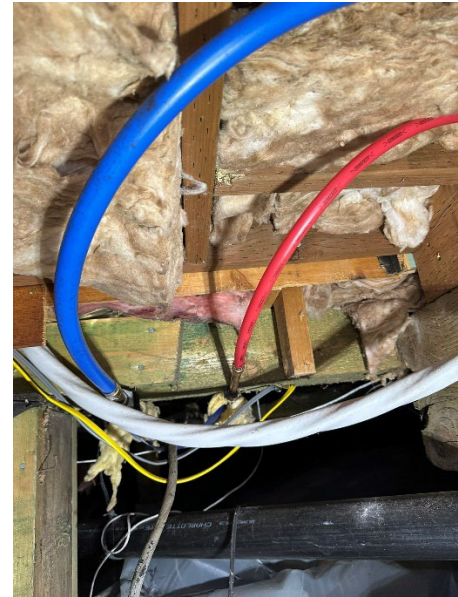
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Notes:

- *NOTE: All interior piping systems capable of becoming energized should be bonded to the grounding system. Connecting the pipes at the water heater piping is a good way to ensure compliance and visibility. However, continuous bonding of metallic piping can be disturbed by the insertion of CPVC or PEX piping within the system. Therefore, inspector can not verify continuity of bonding.*
- *NOTE: No movement at the water meter indicates no significant leak of the water supply system at the time of the inspection. Minor leaks can not be determined using this method. Underground or in-wall piping is not inspected.*
- *NOTE: Due to damage liability, inspector does not block shower drain to flood test shower pans. Showers are run for a minimum of 5 minutes and observed for leaks and/or backups.*
- *MAINTENANCE TIP: Even small drips at plumbing fixture can lead to big costs and should be immediately repaired.*
- *MAINTENACNE TIP: Exterior hose bibs should be insulated in the winter months using an insulating cover to prevent freezing and cracking of water lines.*
- *NOTE REGARDING OLD PEX LAWSUIT: Home is equipped with PEX (cross-linked polyethylene) water lines. PEX is an alternative to traditional copper lines, and while these lines are approved for domestic water line use and installed in nearly all new homes, in the past some manufacturers have been the subject of class-action lawsuits for failures from dezincification, improper installation, and fatigue, especially when used with water containing oxidizing chemicals like chlorides and fluorides. Homes built with PEX manufactured by Zum (1996-2010), IPEX / Kitec / XPA / PlumbBetter (1995-2005), or that utilize Q-PEX and XPA fittings had well-*



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documented failures and were part of these lawsuits. Polybutylene (1978-1996) is another type of flexible water line that has known failure issues due to fittings and clamps. However, with the exception of the above manufacturers, when properly installed with approved materials, PEX is as leak-proof as any other piping.

B. Drain, Wastes and Vents

1. Comments:

- S-Trap(s) observed on the plumbing system. S-Traps are not allowed as one major drawback of them is they could cause the system to lose its trap seal (the water well that prevents hazardous gases from traversing through the drain piping into the property).
- Multiple drain piping observed to have a negative/level slope. IRC requires that gravity drain piping have positive slope (the amount of slope depends on the diameter of the pipe). The level/negative sloping can cause backups in the drainage system.
- Lack of or inadequate piping support observed. The lack of support can put extra pressure and strain on the joints and the piping making it more likely for a piping failure. Recommend a licensed plumber investigate further and install proper support.
- Damaged joint on the drain line observed.
- Hallway bathroom's shower/tub drain stopper did not appear to function properly.





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Notes:

- *INSPECTION LIMITATION: Outside, concealed, or below slab sewer lines, including lift station or grinder pumps, are not part of the inspection. Vent lines inside wall cannot be viewed.*
- *Bathtub overflow was not inspected.*

C. Water Heating Equipment

1. *Energy Sources:* Gas Electric Oil Hybrid
2. *Capacity:* 50 gallons
3. *Type:* Tanked Tankless / Instantaneous
4. *Gas shut-off valve present:* Yes No Not req'd (Electric)
5. *Corrosion on connections:* Yes No
6. *Visible evidence of damage (backdraft, flame roll-out, dents / cracks):* Yes No
7. *Combustion / exhaust ducts:* Yes No N/A (elec or attic/open garage unit)
8. *Safety pan present* Yes No N/A
9. *Expansion tank present:* Yes No N/A (required on homes with RPZ/check valve)
10. *Cut off valve on cold water line:* Yes No (deficient)



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- 11. Cut off valve on hot water line: Yes (deficient) No (deficient if Yes)
- 12. PEX within 18" of top: Yes No N/A
- 13. Temp setting at water heater(s): ~125 Water temp as measured at Kitchen Sink = 122 degrees F
- 14. TPR & overflow drain outlet locations: Closet Floor
- 15. Seismic Straps Present: Yes No (deficient)
- 16. If in garage are unit(s) above 18" or FVIR: Yes No (deficient) N/A
- 17. Comments:
 - No safety pan present. Safety pans with safety pan drain lines are used to help prevent water damage should the water heater fail and leak water.
 - No seismic straps present. In this region water heaters should have seismic straps.
 - Exposed electrical wires. Recommend a licensed electrician properly connect the water heater to electrical service.





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Notes:

- *MAINTENANCE TIP: water heaters (both tank and tankless) should be flushed and inspected/maintained by a service provider on a yearly basis to remove sediment and scale deposits which will greatly improve efficiency and extend life of unit.*
- *NOTE: If the inspector determines operating the TPV may cause damage to the property or equipment he/she will not operate the TPV and it will be excluded from the scope of the inspection.*
- *LIFE EXPECTANCY: Water heater(s) manufactured on above noted date and with the exception of the below, is functioning properly at time of inspection. Typical life expectancy for this type of equipment is approximately 10-15 years but can be extended with proper maintenance.*

D. Hydro-Massage Therapy Equipment

1. *Comments:*

E. Other / Gas Lines

1. *Gas type:* Propane Natural Gas Oil
2. *Tank on site:* Yes No
3. *Capacity:* Unable to determine



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4. Bonding/grounding at meter: Acceptable Deficient N/A (tank)
5. Main gas shutoff location: At tank
6. Comments:

Notes:

- *NOTE: Inspector can not inspect or determine the presence of proper bonding on gas piping that is in the wall, ceiling, or covered by insulation in the attic.*
- *NOTE: Inspector can not perform leak tests on gas piping per local regulations. If a gas odor is noticed, inspector will certainly call it out but will not test each joint and line for leaks. A licensed plumber can be contacted to perform a pressure test if desired.*
- *A CSST system where proper bonding can not be verified is highly recommended to be reported as deficient. Current standards only require that the gas piping system be bonded at the meter location. According to that requirement, the bonding / grounding appears to be properly installed at exterior gas meter so no further action is required at this time. However, it is inspectors opinion (and backed up by NEC 250.92, 250.104) that in addition to the above, a bonding wire be run alongside any section of yellow CSST piping thereby connecting and bonding the steel gas piping on either end of each CSST joint and manifold, producing a continuous path for electrical current that completely bypasses the CSST (this is rarely, if ever, performed). For further impartial information, refer to this website: <http://csstsafety.com>*



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V. APPLIANCES

A. Dishwashers

1. *Backflow prevention:* *Air gap* *None*
2. *Secure in opening:* *Yes* *No*
3. *Leaks observed:* *Yes* *No*
4. *Comments from normal operation cycle:* see comments below
5. *Comments:*

B. Food Waste Disposers

1. *Comments:*

C. Range Hood and Exhaust Systems

1. *Type:* *Recirculating* *External vent* *Downdraft*
2. *Light functioning:* *Yes* *No* *N/A*
3. *Fan functioning:* *Yes* *No*
4. *Comments:*

D. Ranges, Cooktops, and Ovens

1. *Knobs / drip pans / elements intact:* *Yes* *No*
2. *Heating elements / flame:* *Acceptable* *Deficient*
3. *Shut off valve present (if gas):* *Yes* *No* *N/A* *Location: _____*
4. *Anti-tip device on range:* *Yes* *No* *N/A*
5. *Oven:* *Setting: 350 degrees F Actual temp: 355 degrees F*
6. *Heat delivery:*
 - a. *Cooktop:* *Elec* *Gas* *Not present*



	Recommended; High Priority
	Recommended; Medium Priority
	Recommended; Low Priority
	Informational

Report Identification			
Property Location: 123 Example Lane	Inspected By: Edward Hobaica, King Tide LLC	Insp Date: 12/31/23	
Prepared For: Chris & Julie Frost	AK License: 191959	Time: 0900	

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

- b. Range: Elec Gas Not present
- c. Wall oven: Elec Gas Not present
- d. Warm drawer: Elec Gas Not present

7. Range/cooktop hookups: 110V electric 220 V electric Gas

8. Comments:

Notes:

- *INSPECTION LIMITATION: Self cleaning function, if equipped, are not tested.*
- *Set oven temperature and tested against inspector's slow-adjust coil temperature gauge in the center of the oven. Temperature differential within 25 degree acceptable variance.*

 E. Microwave Ovens

1. Comments:

Notes:

- *NOTE: Only built-in microwave ovens are inspected as part of this report.*

 F. Mechanical Exhaust Vents and Bathroom Heaters

1. Comments:

 G. Garage Door Operators

- 1. Pressure reverse functional: Yes No (Deficient) Not tested (glass door)
- 2. Infrared beam reverse functional: Yes No (Deficient)
- 3. Door locks removed / disabled: Yes No (Deficient)
- 4. Comments:

Notes:

- *Note: Inspector does not test garage door remote controls. Buyer should obtain remotes from seller at closing.*

 H. Dryer Exhaust Systems



	Recommended; High Priority
	Recommended; Medium Priority
	Recommended; Low Priority
	Informational

Report Identification			
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Prepared For: Chris & Julie Frost	AK License: 191959	Time: 0900	
I=Inspected NI=Not Inspected NP=Not Present D=Deficient			
I	NI	NP	D

1. Vent opening: Clear Screened (Deficient)
2. Exiting via: Wall Roof Slab
3. Comments:

• Duct interior is not smooth. This can easily cause a blockage in the piping and become a fire hazard. [IRC M1502.4]



Note:

- When present, inspector does not move and detach dryers to inspect vents.
- Inspector can not view or inspect section of dryer duct vent between wall entry and wall / roof exit for clogs, obstructions, breaks, etc.
- **MAINTENANCE TIP:** Clogged dryer vents are a fire hazard and vents should be checked for obstructions regularly and professionally cleaned every 2 to 3 years as a precaution.

I. Other

Comments:



	Recommended; High Priority
	Recommended; Medium Priority
	Recommended; Low Priority
	Informational

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I NI NP D			

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other:

Comments: