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Home Inspection Report

July 13, 2015

Inspection Report Summary of [REDACTED] of Lynden for [REDACTED].



[REDACTED] of Lynden is a single story, wood framed house, with a full basement that was built in 1968 on a city lot.

The house (approx. 3000 sq. ft.) has a lower pitched roof with concealed gutters and a 3 tab composition roof cover.

The house features wood, cedar beveled siding, and some shingle siding, wood framed dual pane windows, and some vinyl framed dual pane windows, electric baseboard heating, and natural gas forced air heating.

The house also has two masonry fire places, and an upright solid fuel burning stove in the family room.

Large wood decks surround a large portion of the house, which are covered with a solid membrane, sheltering a lengthy concrete patio below.

Also, featured is an attached two car garage at the upper portion of the lot.

The siding appears to be in acceptable condition around the house. Stacks of wood at the north end of the garage against the walls is never a good idea. Carpenter ants and termites are attracted to wood piles which could eventually cause an infestation in the house. No carpenter ants or termites were observed at this time, but the wood piles were not thoroughly inspected.

The wood framed windows were mostly in acceptable condition. A few of the windows appeared to be single pane, but could be a very narrow gapped dual pane. The large windows in the entry on the door and beside the door appear to be single pane and may not be tempered.

The laundry room exterior door has a glass pane that is not tempered.

Numerous exterior windows are casement windows. One or two of them will not open and will require repair.

The basement bedroom windows do not meet the minimum egress requirements. The windows must have an opening width of 20 inches and have a minimum of 5 sq. ft. of opening. The basement bedroom windows have only an 18 inch width when opened, and 4.5 square feet of opening.

The foundation and most of the wood framed structure appears to be in acceptable condition.

Most of the wood framing cannot be seen.

The roof cover is a composition 3-tab product (a 25 year product) that may be about 16 to 18 years old. It appears as though a newer ridge vent was installed along with some repair work. You may want to inquire as to why the new venting, and only some roof repair.

The concealed gutters include a type of gutter built onto the roof. This gutter collects and directs roof run-off water onto a torchdown roof product and then to a drain scupper. The torch down product was observed to be scaling which suggests that it is nearing the end of it's useful life and will soon need to be replaced. Other sections of the gutter system has been replaced with a newer PVC or equal product.

The roof is low pitched, and the attic spaces (if less than 30 inches) are not accessible.

No attic access was observed for the main house attic. The main house roof, when walked on, seemed sturdy. Without access to the main attic, it is not known how much insulation was installed. An R-19 was a common amount put into attics during this time. Today's attics are insulated with as much as an R-46.

The garage attic has an access, but the low pitched roof does not allow easy access.

The garage attic was not entered, but the, what appears to be home made, trusses appear to be sagging at numerous locations, suggesting that the fasteners may be coming loose. The garage trusses should be further investigated to determine if they require repair.

The garage interior walls and ceiling are mostly covered with wood, which is flammable. The garage/house door is not fire rated. There is not a fire separation in place, which is required.

The interiors were mostly in acceptable condition, with some needed electrical upgrades and some safety concerns. The house interiors lack required GFCI outlets at the required locations, including the garage and exterior outlets. The bedrooms lack smoke detectors, and no carbon monoxide detector was observed.

The stairway balcony guardrail balusters are spaced more than 4 inches apart which make them unsafe for children.

The electric baseboard heating was functional.

The natural gas furnace was functional. The last service for the furnace appears to have been 2011.

The furnace has a rigid gas pipe connection that is no longer allowed.

It is recommended to have a furnace professionally serviced once every two years.

The masonry fire places appear to be no longer in use. The flues appeared to be fairly clean, but the upper chimney mortar joints are in deterioration and will need to be further evaluated and repaired by a specialist.

Please read the report carefully and refer to the drawing and the recommendation work sheet. If you have any questions concerning this report. Please feel free to call. Thank you.