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Home Inspection Report

October 17, 2015

Inspection Report Summary of [REDACTED] of Ferndale, for [REDACTED]

[REDACTED] of Ferndale is a wood framed, (approx. 1038 square foot) rambler that was built in 1969 and has an attached single car garage.

The house is unoccupied, and appears to have been vacant for a few years.

The house has a newer laminated composition roof cover that is in acceptable condition.

The house has wood cedar beveled siding that appears to be the original.

The house also has the original dual pane aluminum framed windows, wood exterior doors, and electric baseboard heating.

The lack of maintenance has resulted in peeling paint on most of the siding, some decaying roof overhang fascia, vegetation growing out of control around and against the house and back yard, and dirty gutters with some vegetation growing in them. The rear house door is badly damaged and will need to be replaced, and some of the windows will need to be replaced.

I was told that the water had been turned on recently by the city of Ferndale. Water leaks in the house became evident when water was running out under the garage overhead door. The city of Ferndale was alerted to shut off the water, which they did.

At the time of this inspection, the water was shut down. Therefore plumbing was not inspected.

There are issues with the plumbing system that will require a follow up inspection when the water is turned on.

The house foundation exhibits a significant crack on the south wall which will require a building contractor or a structural engineer to be observed and determine if a repair will be necessary.

The interiors exhibit some damaged flooring in the kitchen and rear laundry room and powder room. Most of the ceilings in the house have a pop corn texture, and given the date when this house was constructed, there is a possibility that the pop corn texture contains asbestos.

The paint on the house may contain lead.

An interior wall in the house (between the kitchen and the living room) exhibits some stress fractures, a sagging ceiling and a sloping floor. It appears as though a support footing in the crawlspace may have settled causing the the floor supports to settle as well. Further investigation will be required by a specialist and a repair may be required.

The bathrooms and the kitchen have been winterized. Without the water turned on, no plumbing inspection took place at this time.

Most of the electrical was in acceptable condition. There are no ground fault protected outlets near water sources, or in the garage or exterior.

The latest electrical codes require all outlets to be Ground Fault and Arc Fault protected.

There is an electrical connection under the kitchen sink outside of a junction box, and an electrical

connection was observed in the attic (by the access lid) without a junction box.

A damper was not observed at the fireplace, and the upper chimney mortar is in deterioration and will require repair. A professional chimney sweep should be consulted to further inspect the fireplace before it is used.

Most of the interior doors and interior trim require some maintenance.

The kitchen exhaust fan does not function, and the electric baseboard heating thermostat does not function. Some fussing with the thermostat achieved the testing of most of the baseboard heaters.

The garage/house door is not fire rated.

The attic revealed manufactured trusses, some blown-in insulation, and some molding (minor) on the underside of the roof sheeting. The attic ventilation could be improved.

The crawlspace exhibits a vapor barrier that is in pieces and should be replaced. The crawlspace also had some standing water in puddles at numerous locations. The water puddles could have taken place when the water was turned on.

The ventilation in the crawlspace could be improved. The access lid to the crawlspace was removed. Critters have been entering the crawlspace. Fecal matter all around.

Left over footing boards and other cellulosic material laying around the crawlspace promotes wood decay and can attract ants and or termites. The left over wood should be removed.

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.

Interior wall fracture



Foundation crack



Deteriorated chimney brick



Damaged rear door



Vegetation on structure



Winterized bathroom

