Home Inspection Report

Customer: Sample Customer

Property Address:
111 Somewhere St
Anytown WA

45th Parallel Home Inspection

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Ste C-8402
Vancouver, WA 98684-6999

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Date: 4/10/2018	**Time:** 01:00:00 PM	**Report ID:** 20180410RT-Sample
Property: 111 Somewhere St Anytown WA	**Customer:** Sample Customer	**Real Estate Professional:**

Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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.

Satisfactory (SA) = The item, component, or unit was was deemed to be in satisfactory / working condition at the time of inspection.

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.

Not Present (NP) = This item, component or unit was not found in this home or building. It is possible it could be hidden from view and was not found during the inspection.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a licensed, qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Any recommendation for repair made by the inspector should be accomplished by a licensed, qualified, specialist or contractor, which may make recommendations for repair in addition to what the home inspector has identified. It is recommended to obtain information regarding repairs during your contingency period, as these recommendations may affect your valuation of the property.

Please be advised that the the home inspection report is not meant to point out cosmetic and readily apparent deficiencies in a home such as interior paint, nail holes, normal wear and tear, carpet condition, cosmetic damage / staining, etc. These items will not be included in the home inspection report.

Additional Information Regarding Reading This Report

Icons and colors are used in the report to help you quickly draw your attention to certain items. Within the report, some items may be marked as Summary items, Safety items, Deferred Cost items, items for Monitoring, or Upgrade potential items. These designations are an attempt to help you categorize the comments in the report, but do not necessarily reflect the same opinion you may have. It is recommended to fully read the report, and consider what items are most important to you, regardless of how the inspector has categorized items.


Deferred cost: Systems of components costing significant amounts of money that are estimated or appear to be within a few years of needing replacement.


Monitor: Items that are recommended to be monitored for any changes that may require further action or repair.


Repair: More urgent or important repairs that are recommended to be accomplished sooner rather than later or reviewed by a contractor to determine extent of repair necessary as they may have significant cost or affect the structure negatively.


Safety: Items in the opinion of the inspector are safety related.


Upgrade Potential: Items that are not necessarily defective or broken, but could be upgraded to meet today's standards.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use;

Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

In Attendance:	**Type of building:**	**Status of home:**
Customer, buyer's agent	Single Family (1 story)	Vacant
Style of Home:	**Approximate age of building:**	**Home Faces:**
Ranch	1978	West
Temperature:	**Weather:**	**Ground/Soil surface condition:**
50-55 F	Clear	Damp
Rain in last 3 days:	**Radon Test:**	**Water Test:**
Yes	Yes	No

1. Roofing

The home inspector shall observe: Roof covering; roof drainage systems; flashings; skylights, chimneys, roof penetrations; and signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Note that photos may be used to illustrate an issue, but may not indicate every location or occurrence.

Styles & Materials

Roof Covering:
Architectural
Asphalt

Roof covering layers:
2+

Viewed roof from:
Walked roof

Chimney (exterior):
Brick

Items

1.0 Roof Coverings **Inspected: Repair or Replace**

(1) There are damaged or missing shingles which need replaced as necessary by a roofer to prevent potential moisture intrusion and damage to the home's structure. Note that a representative number of areas are inspected and photos do not typically include all locations recommended for repair. Noted: damage shingles, heavy granule loss some shingles should be replaced

(2) The roof appears to be at or near the end of its life expectancy. The roof should be further evaluated by a licensed roofer to determine useful life remaining and I recommend budgeting for replacing the roof covering. I estimate the roof covering will need to be replaced within the next 3 years, but repairs are necessary now.

(3) There is 2+ layers of roofing installed. Be aware that installing shingles over existing shingles may lessen the new shingle life, and may void some manufacturer warranties. The next time the roof is re covered, it will be necessary to do a full tear off.

1.1 Roof Flashing **Inspected: Repair or Replace**

The shingles do not extend all the way to the edge of the rake flashing in one area and should be repaired for proper coverage of the flashing to prevent water penetration under the shingles and into the roof structure.

1.2 Skylights, Chimneys and Roof Penetrations

Inspected: Repair or Replace

(1) I recommend a spark arrestor / rain cap be installed to keep rain from falling down the chimney flue, and to keep birds, pests etc out of the flue and help prevent burning embers from leaving the chimney area.

(2) There is significant deterioration of the chimney crown mortar and the brick mortar. Deteriorated chimney crown mortar may allow moisture penetration and further crack / deteriorate the crown and the mortar between bricks is crumbling and soft. I recommend repair by a mason.

(3) The rubber boot of is a plumbing vents is cracked and / or gapping away from the vent pipe which could allow leaking either now or in the future. Monitor and replace as necessary. Noted: one plumbing boot is just starting to crack

(4) Where fasteners have been driven through the roof covering leaving the fastener head exposed, it is recommended to seal the penetration with roofing cement / sealant to prevent possible leakage around that point. I recommend sealing exposed penetrations / fastener heads. Note that a representative number of areas are inspected and photos do not typically include all locations recommended for repair.

1.3 Roof Drainage Systems **Inspected: Repair or Replace**

(1) **Maintenance Tip:** Maintain the home's drainage systems and landscaping for proper water management. Gutters and downspouts should be kept free of debris that can impede water drainage and to prevent over flowing which can deposit large amounts of water next to the home's foundation. Underground drains should be operational and any drainage issues noticed should be repaired right away. Any downspouts not having underground drains should have extensions that deposit water 5 to 6 feet away from the home's foundation. All landscaping, patios, walkways, or surfaces that shed water should slope away from the home. Proper gradient is a 5% slope away from the home which equates to 6 inches of drop in 10 feet.

(2) The gutters contain debris in some areas and needs to be cleaned. Debris in gutters can impede proper drainage and water flow. Debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. I recommend cleaning the gutters.

(3) The downspout is disconnected from the underground drain pipe. This can allow excess water to be deposited next to the foundation which is not recommended. Recommend repair. Areas noted: SW corner

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; entryway doors and a representative number of windows; garage door operators; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; operate all entryway doors and a representative number of windows; operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; garage door operator remote control transmitters; geological conditions; soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); detached buildings or structures; or presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Note that photos may be used to illustrate an issue, but may not indicate every location or occurrence.

Styles & Materials

Siding Style:
Lap
Panel

Siding Material:
Composite board

Exterior Entry Doors:
Steel
Sliding glass insulated

Appurtenance:
Deck

Driveway:
Concrete

Walkways:
Concrete

Deck:
Wood

Items

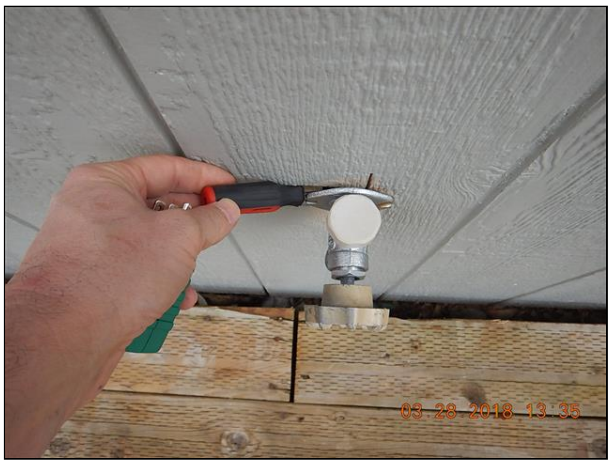
2.0 Wall Cladding, Flashing, and Trim **Inspected: Repair or Replace**

(1) The caulking is cracking or gapping at siding / trim, windows or siding butt joints. This is a maintenance item and should be periodically inspected and repaired as necessary. I recommend re-caulking in these areas to prevent moisture intrusion and potential damage to the structure. Noted: 1 window front of home

(2) In general, it is recommended to have 6 inches of clearance from bottom of siding over ground cover, and 2 inches over hard surfaces such as driveways / walkways. This is to prevent potential moisture damage to the structure and to help prevent pest intrusion. There is less than recommended clearance in some locations, and I recommend correction. Areas noted: multiple areas around the home

(3) Due to the age of the home, it is recommended that before you scrape, grind, or sand any paint on the interior or exterior, that you have the paint tested for lead. Lead was no longer allowed in paint manufactured after 1978, and could potentially be in some areas of the home. Lead paint is harmful if it is ingested such as through eating or inhaling airborne paint dust.

(4) There is an open penetration into the wall in some areas that need to be properly blocked and sealed to prevent moisture damage to the structure. Noted: front and rear of home at hose bibs



(5) There is some trim / siding around the home that has some wood rot / deterioration. I recommend repair. Areas noted: garage door jamb

(6) I recommend not fastening fencing to the home's siding. This can trap water behind the board(s) and damage the siding / structure. I recommend a fence post at least 1 inch away from siding.

2.1 Doors (Exterior) **Inspected: Repair or Replace**

(1) I recommend changing / re-keying all locks and garage door codes upon moving into the home.

(2) The weather strip around the door is damaged, deteriorated, missing or gapped. Recommend repair / install weather stripping in this area to seal any gaps around the door. Areas noted: Front door bottom corner and top

2.2 Windows **Inspected: Satisfactory**

As a note, there is no head flashing installed over windows. Head flashing helps prevent water penetration around the top of windows, doors, light fixtures. It is important to keep windows without head flashing properly caulked and maintained to prevent moisture intrusion. Recommend periodic review of areas over windows and doors, fixtures etc and keeping them in well maintained condition with no gaps for water entry.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings **Inspected: Satisfactory**

(1) I recommend painting / staining the deck to extend the life of the wood.

(2) The deck structure has been modified. The old railing has been cut off. The rim board / outside beam area is not supported but is bolted to the columns. Deck structure is in contact with the soil. Minor wood rot noted in deck. One loose board at rear of deck needs replaced. There are some things that will require repair going forward, but it is functional at present. Monitor and repair as necessary.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) **Inspected: Repair or Replace**

(1) There is significant cracking of the concrete in one or more areas of walkway / driveway. I recommend repair as necessary. The driveway is still serviceable as-is. Noted: driveway large cracks can be repaired as necessary

(2) Tree limbs that are in contact with roof or near roof should be trimmed to avoid potential damage to home and roof covering and to prevent potential pest intrusion. I recommend trimming vegetation / branches away from roof by five feet.

2.5 Eaves, Soffits and Fascias Inspected: Satisfactory

There are some gaps in the eaves which lead to the attic. I recommend sealing any sizeable gaps to prevent potential pest intrusion. Areas noted:

3. Garage / Carport

The inspector shall: Inspect the condition and function of the overhead garage doors and associated hardware; test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present; inspect the condition and installation of any pedestrian doors; inspect fire separation between the house and garage when applicable; report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor; describe any deficiencies of these systems or components. The inspector is not required to: Determine whether or not a solid core pedestrian door that is not labeled is fire rated; verify the functionality of garage door opener remote controls; move vehicles or personal property; operate any equipment unless otherwise addressed in the SOP.

Styles & Materials

Garage Door Type:
One manual

Garage Door Material:
Metal

Auto-opener Manufacturer:
N/A

Garage Type:
Two car attached

Roof covering:
Same as house

Siding material:
Same as house

Siding style:
Same as house

Limitations Access / Visibility:
Cabinets
30%

Items

3.0 Garage Ceilings Not Inspected: Item Was Not Present Or Not Found

3.1 Garage Walls (including Firewall Separation) Inspected: Repair or Replace

There is a hole / gap in the shared house / garage wall. In current construction, the drywall on the common walls and ceiling from the garage to the home serve as a fire barrier separation and should not contain any holes or gaps. Any holes in the fire separation wall / ceiling allows direct access to the house structure should a fire start in the garage. This is a potential safety hazard. I recommend patching / repairing any holes or gaps and taping and mudding any seams. Small holes can be filled with fire rated foam. Noted: small gaps / holes in fire wall of garage

3.2 Garage Floor Inspected: Satisfactory

There is typical concrete cracking in the garage floor.

3.3 Garage Windows Not Inspected: Item Was Not Present Or Not Found

3.4 Overhead Door(s) Inspected: Satisfactory

Some weather stripping is missing around the garage door edges / bottom. I recommend repair to prevent pest intrusion.

3.5 Service door Inspected: Satisfactory

There is a gap around the bottom of the service door which should be filled to prevent pest intrusion.

3.6 Occupant Door (garage to inside of home) Inspected: Satisfactory

I recommend addition of self closing hinges on the garage occupant door for fire safety. Current safety standards require them. It is unknown whether it was required when this home was built.

3.7 Garage Door Operators **Not Inspected: Item Was Not Present Or Not Found**

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting or draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Carpet
Laminated T&G
Vinyl

Interior Doors:
Wood

Window Types:
Thermal/Insulated
Sliders
Vinyl Clad

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Laminate

Items

4.0 Ceilings **Inspected: Satisfactory**

4.1 Walls **Inspected: Satisfactory**

Due to the age of the home, it is recommended that before you scrape, grind, or sand any paint on the interior or exterior, that you have the paint tested for lead. Also, take note of any loose or peeling paint in the home and have it tested. Lead was no longer allowed in paint as of 1978, and could potentially be in some areas of the home. Lead paint is harmful if it is ingested such as through eating or inhaling airborne paint dust.

For additional information regarding lead, please visit the EPA web page for lead at: http://www.epa.gov/lead

4.2 Floors **Inspected: Satisfactory**

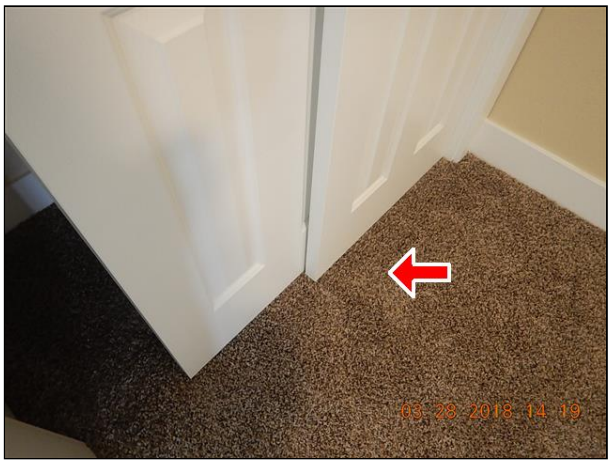
There are a few uneven areas of flooring and some areas that have squeaks etc. The flooring system appears adequate. Noted: low spot it kitchen, squeaking flooring in master bedroom door entry

4.3 Steps, Stairways, Balconies and Railings **Inspected: Satisfactory**

4.4 Counters / Cabinets / Closets (representative number) **Inspected: Satisfactory**

4.5 Doors (representative number) **Inspected: Satisfactory**

I recommend installing a floor guide for the bottom of sliding closet doors not having one. This is meant to keep them in place and from accidentally falling off of the track and rubbing against each other damaging the door finish. Noted: multiple bedroom closet doors



4.6 Windows (representative number) Inspected: Satisfactory

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Note that photos may be used to illustrate an issue, but may not indicate every location or occurrence.

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
Crawled

Floor Structure:
Wood joists
2 X 8
Wood beams

Wall Structure:
Not visible

Columns or Piers:
Wood columns
Concrete piers

Ceiling Structure:
Not visible

Roof Structure:
Engineered wood trusses
Plywood sheathing

Roof-Type:
Gable

Method used to observe attic:
Walked

Attic info:
Scuttle hole

Attic access location:
Garage

Items

5.0 Foundations, Basement and Crawlspace Inspected: Satisfactory

(1) There is a larger than typical crack (about 1/16th inch) in the foundation on the North side / garage side of the home. A crack this size is not structurally concerning, but I recommend monitor it for any changes and consult with a contractor is changes are noticed. Ensure downspouts move water away from the home in all areas.

(2) There is insulation / foam installed on the interior foundation walls and the foundation is mostly not visible for inspection.

(3) There are some visible gaps into the crawlspace at the chimney area that can be sealed / foamed to prevent pest entry.

(4) The construction debris, insulation laying on ground, etc needs removing from the crawlspace under home. This could contribute to potential pest intrusion.

5.1 Walls (Structural) Inspected: Satisfactory

The wall structure is mainly not visible or able to be inspected due to wall coverings such as sheetrock.

5.2 Columns, Piers and Beams Inspected: Satisfactory

(1) The support posts lack post to beam gussets in the crawlspace and positive attachment from posts to footings. Gussets or metal plates at the post to beam connection help provide structural stability during a possible seismic event. Gussets and footing anchoring are not typically found in older structures and should be considered as a future optional upgrade for seismic preparedness.

(2) There is a non-typical beam configuration in one area where the beam has been shimmed with a 2x4. I see no issue as a result, and it seems to be performing OK as-is.

5.3 Floors (Structural) Inspected: Satisfactory

There is moisture staining of the floor in some areas. There does not appear to be any current active leaking.

5.4 Ceilings (Structural) Inspected: Satisfactory

The ceiling structure is mostly not visible for inspection due to installed insulation in the attic.

5.5 Roof Structure and Attic Inspected: Satisfactory

The visible structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. In crawlspaces and attics, there are dark recesses, blocked visibility by ductwork, structural members, insulation, etc and some areas are not visible for inspection.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps. The home inspector shall describe: Water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment; and location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

Information regarding shutoff valves: No shutoff valves are operated in or around the home during the home inspection. Operating shutoff valves which may not have been operated for long periods of time may result in failure or leaking of the valve. The only valves that are operated are at fixtures such as sinks, showers, and toilets. Plumbing piping and shutoff valves, while not leaking at the time of inspection, have the potential to leak later in time and is beyond the inspector's control to predict.

Information regarding irrigation systems: Irrigation systems are beyond the scope of a normal visual home inspection. Most components of an irrigation system are underground, and not visible to the inspector. It is beyond the control of the inspector to make predictions regarding the irrigation system and its proper operation. For this reason, if the home is equipped with an irrigation system, it is recommended to have it checked by a lawn care company independently of the home inspection.

Styles & Materials

Water Source:	**Water Filters:**	**Plumbing Water Supply (into home):**
Public	None	Copper
Plumbing Water Distribution (inside home):	**Plumbing Waste:**	**Waste System:**
Copper	ABS	Public sewage
Water Heater Power Source:	**Water Heater Capacity:**	**Manufacturer:**
Electric	50 Gallon (2-3 people)	Whirlpool

Water Heater Location:
Garage

Temperature Pressure Relief Valve and Piping:
Present

Water meter location:
side of home by street

Sump / Ejector pump(s):
None apparent

Limitations Access / Visibility:
Ceiling / wall / floor covering
Insulation

Items

6.0 Plumbing Drain, Waste and Vent Systems

Inspected: Satisfactory

(1) There are some straps missing / loose on the drain waste vent piping in the crawlspace. Recommend repair as necessary so the piping is supported every 4 feet as required.

(2) There is non-professional plumbing under one or more sinks. Corrugated pipe is not acceptable for plumbing drain pipes. Plumbing drain pipes should be made of approved material and be smooth walled for proper drainage of water and to prevent blockage. Recommend repair with a proper plumbing drain pipe by a qualified person or a plumber. Areas noted: Kitchen sink under counter

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected: Repair or Replace

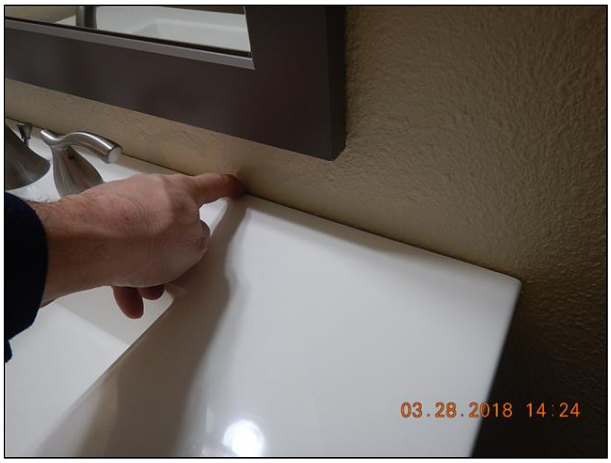
(1) There is no anti-siphon device on the hose bib on the exterior house wall. Anti-siphon devices prevent water from accidentally being siphoned back into the home's water supply such as through an attached garden hose with the other end in a bucket of water containing chemicals. This is considered a potential safety hazard. Anti-siphon devices are available at most hardware stores and home improvement stores for a few dollars. Recommend repair by installing an anti-siphon device on each hose bib not having one.

Here is a nice article explaining anti-siphon devices: https://www.thespruce.com/anti-siphon-faucet-1824942

(2) The front of home hose bib does not have a handle. Repair as necessary.

(3) You have normal water pressure to your home from the supply source.

(4) Add sealant / caulk to the wall / sink backsplash area to prevent water running behind the sinks (2 bathrooms).



(5) The toilet is loose at the base. This could allow leaking around the base / wax ring and damage to the flooring below. I recommend replacement of the wax ring, and tightening securely to the floor. Areas noted: hall bath

(6) There is a leak at one or more plumbing fixtures. I recommend repair. Areas noted: hall shower / tub faucet leaks.

Caulk the area around the spout as water can run behind it and into wall.

(7) There is slow drainage at one or more sink / tub locations. I recommend repair. Areas noted: hall bathtub

(8) Some areas of the water distribution piping in an unconditioned area not insulated. It is recommended to insulate water distribution piping in unconditioned crawlspaces, basements, and attics. I recommend insulating the water distribution piping in exposed areas. Noted: crawlspace

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents Inspected: Repair or Replace

(1) There were no seismic straps securing the water heater. Seismic straps should be securing the water heater in the upper 1/3 and the lower 1/3 of the tank and be fastened securely to the wall in support members. I recommend installing seismic straps as required.

(2) I recommend elevating the hot water heater so that the bottom heating element is at least 18 inches off of the floor because it is a potential source of ignition for flammable vapors which could exist in the garage. This is for fire safety. Some jurisdictions may not require elevation, and I suggest checking with your local jurisdiction regarding this item. For your information, here is a link to the standards of practice for Washington home inspectors requiring the reporting of this item: http://apps.leg.wa.gov/wac/default.aspx?cite=308-408C-180

(3) The water heater is an electric water heater. Typical life expectancy of water heaters is 10-12 years. Approximate age according to serial number: 3 years

Maintenance tip: If the water heater is the kind with a tank (does not apply to tankless), you can potentially extend the life with yearly servicing, changing the anode rod(s) yearly, and draining the tank yearly.

(4) You have normal hot water temperature in the expected range of 100 - 120 Fahrenheit (F). Please note that water temperature in excess of 120 degrees F is a scalding hazard and should be avoided.

6.3 Main Water Shut-off Device (Describe location) Inspected: Satisfactory

Please note your main water shutoff location in case you need to quickly turn off the water to the home in case of an emergency. Your main water shutoff location: outside South wall in ground under round cover

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) **Not Inspected: Item Was Not Present Or Not Found**

6.5 Main Fuel Shut-off (Describe Location) **Not Inspected: Item Was Not Present Or Not Found**

6.6 Sump Pump / Ejector Pump **Not Inspected: Item Was Not Present Or Not Found**

6.7 Central Vacuum System **Not Inspected: Item Was Not Present Or Not Found**

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during drain cycle and the interior of old piping systems such as cast iron or galvanized cannot be seen on the interior to examine the condition.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; the operation of ground fault circuit interrupters; and smoke alarms. The home inspector shall describe: Service amperage and voltage; service entry conductor materials; service type as being overhead or underground; and location of main and distribution panels. The home inspector shall report any observed solid core aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke alarms. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; security system devices, heat detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment.

Note that photos may be used to illustrate an issue, but may not indicate every location or occurrence.

Styles & Materials

Electrical Service Conductors:
Below ground
Aluminum
240 volts

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SQUARE D

Panel capacity:
200 AMP

Wiring Methods:
NMB (Non-metallic)

Branch wiring:
Copper

Service grounding conductor / electrode:
Appears to be properly grounded

Service entrance location:
Exterior of home
East

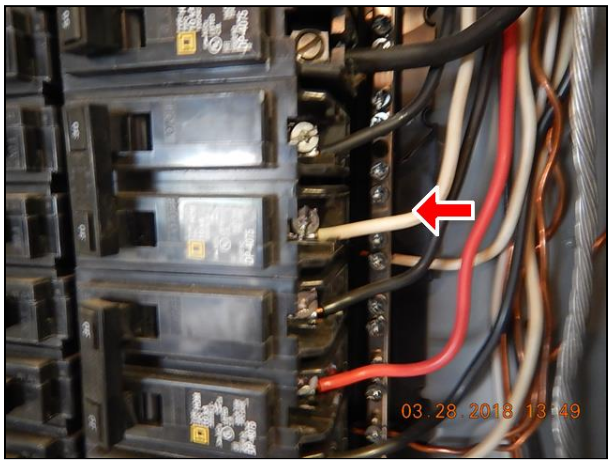
Items

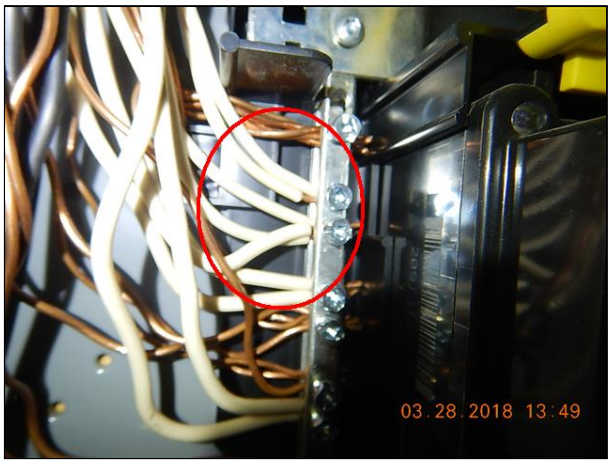
7.0 Service Entrance Conductors **Inspected: Satisfactory**

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels **Inspected: Repair or Replace**

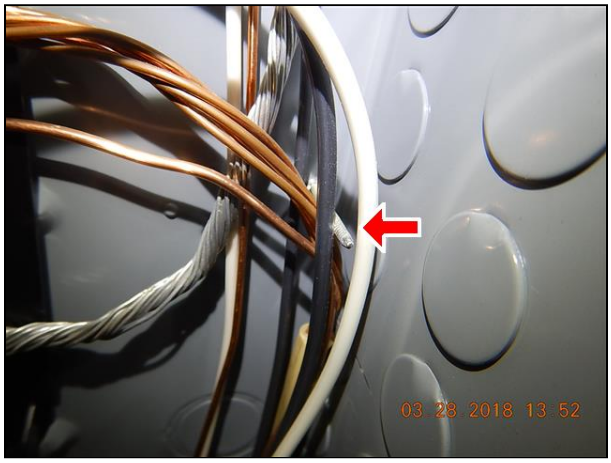
(1) The main electrical panel was inspected.

(2) There are multiple defects noted in the main electrical panel or auxiliary panel. Issues noted, but are not limited to: breakers are not clearly labeled for quick location in an emergency (safety item), white neutral wires used as hot and not relabeled multiple neutral wires under one terminal, wire jackets not stripped back to within 1 inch after entering panel. I recommend review and repair as necessary by a licensed electrician.





(3) There are multiple penetrations of nails / screws into the panelboard and panelboard area near wires. These should be removed as they could become live if they pierce wires. I recommend repair by an electrician.



(4) I recommend covering the exposed wires at the bottom of the panel board to prevent accidental damage / contact.

(5) The ground clamp is loose at the ground rod. This does not provide a good ground for the electrical system, and is a potential safety hazard. I recommend repair so the clamp is tight for a good ground for the electrical system.

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage **Inspected: Repair or Replace**

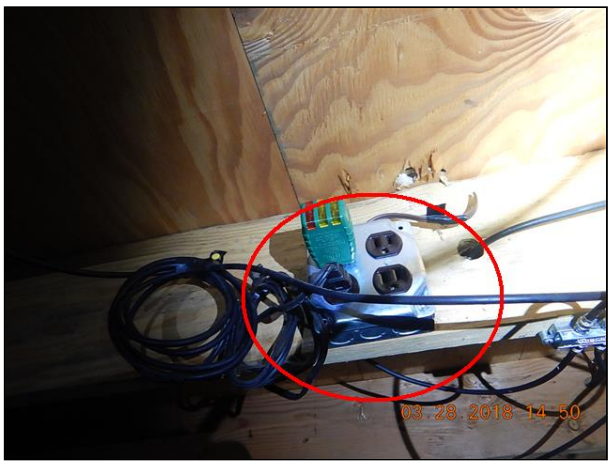
(1) There are one or more extension cords used as permanent wiring. Extension cords should not be used as permanent wiring and should never be ran through walls, ceilings, floors, etc. This is a potential fire hazard. Recommend installation of electrical outlets by a licensed electricians where permanent wiring is needed and removal of any extension cords used as permanent wiring. Areas noted: garage has extension cord going into attic

(2) One or more electrical outlets around the home did not have voltage at the outlet. Recommend repair by a licensed electrician. Areas noted: garage North / outside wall (multiple)

(3) There is an open junction box in one or more places. Junction boxes should have a cover and have no exposed wiring. This is a potential safety hazard. Recommend a licensed electrician repair as necessary. Areas noted: attic

(4) There is non-professional type of wiring in some areas of the garage that I recommend an electrician review and correct for safety. The wiring is not properly installed / protected.

(5) There is some electrical cabling in the crawlspace / attic which appears to be abandoned. There was no voltage at the cabling / outlets. I do not know if there is potential for this to be energized. I recommend having it removed as there is no real necessity for it. Note: any outlets in crawlspaces should be GFI protected



7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) Inspected: Repair or Replace

(1) There are one or more burned out or missing bulbs at light fixtures around the home. I recommend replace / install. Noted: hall bath vanity light

(2) One or more electrical switches or electrical outlets in the home do not have covers installed. This is a potential safety hazard. Recommend installing covers in these areas. Noted: garage

(3) There are one or more broken electrical receptacle or light switch cover plates. I recommend repair. Areas noted: garage

(4) The food waste disposal rocker switch is upside down, have it fixed if it bothers you to be backwards.

7.4 Polarity and Grounding of Receptacles **Inspected: Repair or Replace**

There is an open ground at one or more electrical outlets in / around the home. This is a potential safety hazard. I recommend repair by a licensed electrician. Areas noted: living room (2 near fireplace)

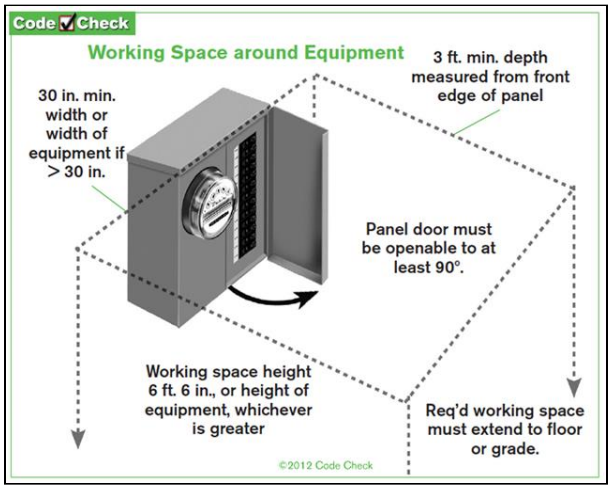
7.5 Operation of GFCI / AFCI Inspected: Repair or Replace

(1) I recommend testing any existing AFCI / GFCI breakers or receptacles monthly to ensure proper operation.

(2) Current construction standards require GFCI protected outlets at kitchen countertops and islands, garages, exterior outlets, bathroom outlets, and any outlets within 6 feet of a water source or that are potentially damp areas such as crawlspaces as a safety feature. Adding GFCI protected outlets to these areas if not currently installed is recommended as it a safety upgrade. Areas noted: garage (multiple), kitchen counter (multiple)

7.6 Location of Main and Distribution Panels Inspected: Satisfactory

I recommend always maintaining 30 inch minimum clearance width for the main electrical panelboard and 3 feet to the front of the panel with clearance extending all of the way to the floor and minimum 6 feet 6 inches high. Please note your panels location so you can quickly access it and turn off power to the home in case of an emergency. Main electrical panelboard(s) located at: garage garage



7.7 Smoke Alarms Inspected: Repair or Replace

(1) I recommend replacing all smoke alarms after move in unless you know the absolute age. If the detectors are 10 years or older, replacement is recommended by the NFPA.

(2) Smoke alarms should all be tested upon move in, weekly or per manufacturer directions and changing batteries upon move in and yearly. Please note that smoke alarms are required in each sleeping room, and in a common area outside of sleeping rooms on each floor, in basements, and in habitable attics.

(3) There were no working smoke detectors observed in the home in a required location. Smoke detectors are required in each sleeping room, outside sleeping rooms in a common area, and on each level of the home including basements and habitable attics. Recommend installing smoke detectors per manufacturer directions in these areas. Areas noted: bedroom(s) (3)

7.8 Carbon Monoxide Detectors Inspected: Satisfactory

I recommend testing Carbon Monoxide (CO) detectors upon move-in, weekly or per manufacturer directions and changing batteries upon move-in and yearly. Please note that Carbon Monoxide detectors are required in a common area on each level of the home including basements and habitable attics. Replace CO detectors per manufacturer instructions, typically about every 5 years. I recommend replacement of CO detectors upon move in unless you know the exact age.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator or furniture for example) was not inspected or accessible.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; cooling equipment that is central to home; normal operating controls; automatic safety controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish fires; or Observe: The interior of flues; fireplace insert flue connections; humidifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	**Energy Source:**	**Number of Heat Systems (excluding wood):**
Heat pump forced air Electric wall heaters	Electric	Two
Heat System Brand:	**Ductwork:**	**Filter Type:**
Daikin Markyl	N/A	Washable
Filter Size:	**Filter Location:**	**Types of Fireplaces:**
Custom (Two filters)	at the air handler	Solid Fuel Conventional
Operable Fireplaces:	**Number of Woodstoves:**	**Cooling Equipment Type:**
One Appears operational	One	Heat Pump Forced Air
Cooling Equipment Energy Source:	**Central Air Manufacturer:**	**Limitations:**
Electricity	Daikin	< 60 degrees F

Items

8.0 Heating Equipment Inspected: Satisfactory

(1) For the house, you have a mini split heat pump for heating the living room / kitchen area. Life expectancy of heat pumps is statistically about 15 years. The temperatures were checked at the house registers in heat pump heating mode and found to be within normal operating range. I recommend servicing by an HVAC technician yearly. According to the serial number, your unit is approximately: 1 years

(2) I recommend following manufacturer directions and / or cleaning dust and debris out of electric wall heaters every 6 months. Note: if you clean wall heaters, the electricity needs to be turned off to the unit at the breaker panel and verified as off prior to removing cover.

(3) The fan for the ceiling heater in the master bathroom sounds like it's giving up the ghost and may die soon. It's noisy and the bearings sound rough. Plan on repair / replacement soon.

8.1 Normal Operating Controls **Inspected: Satisfactory**

8.2 Automatic Safety Controls **Not Inspected: Item Was Not Present Or Not Found**

8.3 Presence of Installed Heat Source in Each Habitable Room **Inspected: Satisfactory**

8.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) **Inspected: Repair or Replace**

(1) The wood burning fireplace flue liner is not visible for inspection. I recommend inspection, and cleaning as necessary by a chimney sweep prior to use.

(2) The damper for the fireplace is missing. I recommend repair as necessary by qualified chimney sweep or contractor.

8.5 Solid Fuel Heating Devices (Fireplaces, Woodstove) **Inspected: Satisfactory**

(1) The fire brick in the rear of the fireplace has minor hairline cracking. Recommend if significant gapping develops (1/8 inch or larger), review by chimney sweep for repair as necessary.

(2) I am unable to see all of the interior of the fireplace / wood stove for inspection due to ashes. Recommend inspection of the interior when cleaned out.

8.6 Cooling and Air Handler Equipment Inspected: Satisfactory

The home has a mini split heat pump installed for cooling the main living room and kitchen areas. Typical life expectancy of a compressor is 12-15 years. This appliance, according to manufacturer serial numbers or data plate information is approximately: 1 years

I recommend yearly servicing by an HVAC technician.

8.7 Normal Operating Controls Inspected: Item Was Not Inspected

I inspected the outdoor unit, however did not operate the heat pump in cooling mode due the low temperature and the risk of damaging the unit. I am unable to determine the last time the heat pump was serviced. Recommend servicing at the beginning of the next cooling season, followed by yearly servicing.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.

Note that photos may be used to illustrate an issue, but may not indicate every location or occurrence.

Styles & Materials

Attic Insulation:
Blown
Fiberglass
Approximate
R-19

Ventilation:
Soffit Vents
Passive

Exhaust Fans:
Fan only

Dryer Power Source:
240 Electric

Dryer Vent:
Unknown

Floor System Insulation:
NONE

Items

9.0 Insulation in Attic Inspected: Repair or Replace

(1) The insulation is compressed in some areas of the attic due to foot traffic and some small areas have no insulation. This can result in loss of efficiency in these areas. I recommend redistributing some insulation or adding additional in these areas as necessary.

(2) There is less than the current required amount of insulation in the attic ceiling area for our climate zone. Current construction standards for our climate zone specifies R49 as the attic insulation value. You may consider adding additional insulation in the attic in the future for additional energy efficiency. Your current installed value is approximately: R19 - R25

(3) There is no insulation installed on the attic hatch. This can result in some loss of energy efficiency. Recommend insulation be installed on the top of the attic hatch (the hatch in the bedroom closet)

9.1 Insulation Under Floor System Inspected: Repair or Replace

The house flooring does not have insulation installed. I recommend installing insulation under the floor in the crawlspace for additional energy efficiency in the future. The recommended R value of insulation in crawlspaces for our area is currently R30.

9.2 Vapor Retarders (in Crawlspace or basement) Inspected: Repair or Replace

Some areas do not have a plastic vapor barrier or have areas which are not covered with vapor barrier. I recommend install / adjust to cover these areas in the crawlspace to help with moisture control in the crawlspace. Noted: by crawlspace hatch, and under fireplace

9.3 Ventilation of Attic and Foundation Areas

Inspected: Repair or Replace

(1) There were one or more crawlspace vents blocked or partially blocked with styrofoam blocks or other material. Recommend removing blocks / material / debris to ensure adequate airflow and ventilation in the crawlspace. Recommend keeping vents clear of debris. Many people choose to block the vents in winter time. This is an acceptable practice, however, at a minimum, I recommend having them open in warmer weather for ventilation / moisture control.

(2) The crawlspace vents are at or below the ground level in some locations. Recommend repair of landscaping to always keep crawlspace vents above grade to prevent moisture intrusion.

9.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected: Repair or Replace

(1) I recommend cleaning dryer exhaust vent periodically / yearly as needed to prevent buildup of lint which can be a fire hazard.

(2) There are multiple exhaust vent(s) in the attic that terminate directly into the attic rather than completely to the home's exterior. This is improper by current standards and could lead to moisture related issues including mold growth. I recommend repair so that all bathroom, kitchen and laundry exhaust air is vented completely to the home's exterior, and are are not using openings designed for roof / attic ventilation.

(3) The bathroom exhaust duct is made of flexible vinyl or foil. I recommend replacement by an insulated smooth walled metal or semi-rigid metal exhaust pipe to prevent potential condensation and damage to the ceiling.

9.5 Ventilation Fans and Thermostatic Controls in Attic **Not Inspected: Item Was Not Present Or Not Found**

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; food waste disposal; ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:

RE-CIRCULATE

Items

10.0 Dishwasher **Inspected: Repair or Replace**

The air gap on the counter top leaks water when the dishwasher is draining. This indicates as partially clogged drain line or an issue with the air gap installation. Recommend repair as necessary. Note: there is excess drain line wrapped around the drain under the sink that ca be eliminated and potentially fix this issue

10.1 Ranges/Ovens/Cooktops **Inspected: Repair or Replace**

There is no anti-tip device installed on the stove / range. I recommend installing an anti-tip device to prevent the stove from potentially tipping over and causing serious injury. This is a potential safety hazard.

10.2 Range Hood (s) **Inspected: Satisfactory**

For your information, the hood vent / microwave fan does not vent to the exterior of the home. Hood vents are recommended to vent directly to the exterior of the home to control odors and moisture from cooking. I recommend installation of a hood vent / duct work which vents to the home's exterior.

10.3 Trash Compactor **Not Inspected: Item Was Not Present Or Not Found**

10.4 Food Waste Disposer **Inspected: Satisfactory**

10.5 Microwave Cooking Equipment **Inspected: Satisfactory**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

11. Miscellaneous

Items

11.0 Potential Pest Activity **Inspected: Repair or Replace**

There appears to be rodent activity in one or more areas of the home. I am not a licensed pest inspector, and am unable to diagnose or provide information regarding pests in the home. I recommend review by a licensed pest control operator / inspector to determine course of action or further recommendation. Areas noted: crawlspace

12. Side Sewer Scan

A sewer scope inspection is a video camera inspection to inspect the main sewer line from the house to the street or sewer service point to the property. The line is accessed through a clean out or access point in the home, which could include a basement/crawlspace clean out, a toilet drain line, or a roof vent. The inspector will determine the best access point, and the report will outline where the line was entered. The camera inspection does not scope every drain line in the home or all the drain lines running underneath the basement slab, for example. The intent is to inspect the line that runs from the house to the final service point, and to inspect this buried line for defects. The results of the inspection are outlined below.

Styles & Materials

Pipe material noted:

ABS

Concrete

Items

12.0 Cleanout located **Inspected: Satisfactory**

There was a cleanout or entry point located for inspection the sewer line. Cleanout or entry point location: Side of home at cleanout (right side facing front)

12.1 Length of sewer line **Inspected: Satisfactory**

The overall length of the sewer line from the entry point to the sewer main is approximately: 46 feet

12.2 Condition of sewer line **Inspected: Satisfactory**

The sewer line was in acceptable condition when the camera scope was performed. No areas of concern were noted at this time. Periodic inspection of the line is recommended, to ensure the line remains in good condition, with no root intrusion or other concerns developing. No action is needed at this time. You will be provided a link for the sewer scope video.

This is a specialty inspection of the main sewer line only. The main sewer line is that portion of the main waste drainage piping system that is exterior to the structure and carries the building waste from the building drain (the portion of the waste drainage piping system that is under / interior to the structure) to the city sewer connection at the street. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The findings of this inspection are based on the opinions of the inspector and reflect the conditions discovered at the time of the inspection only.

General Summary

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

Roof Coverings

Inspected, Repair or Replace

1 (1) There are damaged or missing shingles which need replaced as necessary by a roofer to prevent potential moisture intrusion and damage to the home's structure. Note that a representative number of areas are inspected and photos do not typically include all locations recommended for repair. Noted: damage shingles, heavy granule loss some shingles should be replaced

Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

2 (2) There is significant deterioration of the chimney crown mortar and the brick mortar. Deteriorated chimney crown mortar may allow moisture penetration and further crack / deteriorate the crown and the mortar between bricks is crumbling and soft. I recommend repair by a mason.

Roof Drainage Systems

Inspected, Repair or Replace

3 (2) The gutters contain debris in some areas and needs to be cleaned. Debris in gutters can impede proper drainage and water flow. Debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. I recommend cleaning the gutters.

4 (3) The downspout is disconnected from the underground drain pipe. This can allow excess water to be deposited next to the foundation which is not recommended. Recommend repair. Areas noted: SW corner

2. Exterior

Wall Cladding, Flashing, and Trim

Inspected, Repair or Replace

5 (2) In general, it is recommended to have 6 inches of clearance from bottom of siding over ground cover, and 2 inches over hard surfaces such as driveways / walkways. This is to prevent potential moisture damage to the structure and to help prevent pest intrusion. There is less than recommended clearance in some locations, and I recommend correction. Areas noted: multiple areas around the home

6 (4) There is an open penetration into the wall in some areas that need to be properly blocked and sealed to prevent moisture damage to the structure. Noted: front and rear of home at hose bibs

7 (5) There is some trim / siding around the home that has some wood rot / deterioration. I recommend repair. Areas noted: garage door jamb

8 (6) I recommend not fastening fencing to the home's siding. This can trap water behind the board(s) and damage the siding / structure. I recommend a fence post at least 1 inch away from siding.

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

9 (2) Tree limbs that are in contact with roof or near roof should be trimmed to avoid potential damage to home and roof covering and to prevent potential pest intrusion. I recommend trimming vegetation / branches away from roof by five feet.

6. Plumbing System

Plumbing Drain, Waste and Vent Systems

Inspected, Satisfactory

10 (1) There are some straps missing / loose on the drain waste vent piping in the crawlspace. Recommend repair as necessary so the piping is supported every 4 feet as required.

11 (2) There is non-professional plumbing under one or more sinks. Corrugated pipe is not acceptable for plumbing drain pipes. Plumbing drain pipes should be made of approved material and be smooth walled for proper drainage of water and to prevent blockage. Recommend repair with a proper plumbing drain pipe by a qualified person or a plumber. Areas noted: Kitchen sink under counter

Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

12 (5) The toilet is loose at the base. This could allow leaking around the base / wax ring and damage to the flooring below. I recommend replacement of the wax ring, and tightening securely to the floor. Areas noted: hall bath

13 (6) There is a leak at one or more plumbing fixtures. I recommend repair. Areas noted: hall shower / tub faucet leaks.

Caulk the area around the spout as water can run behind it and into wall.

14 (8) Some areas of the water distribution piping in an unconditioned area not insulated. It is recommended to insulate water distribution piping in unconditioned crawlspaces, basements, and attics. I recommend insulating the water distribution piping in exposed areas. Noted: crawlspace

7. Electrical System

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

15 (3) There are multiple penetrations of nails / screws into the panelboard and panelboard area near wires. These should be removed as they could become live if they pierce wires. I recommend repair by an electrician.

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected, Repair or Replace

16 (2) One or more electrical outlets around the home did not have voltage at the outlet. Recommend repair by a licensed electrician. Areas noted: garage North / outside wall (multiple)

17 (5) There is some electrical cabling in the crawlspace / attic which appears to be abandoned. There was no voltage at the cabling / outlets. I do not know if there is potential for this to be energized. I recommend having it removed as there is no real necessity for it. Note: any outlets in crawlspaces should be GFI protected

8. Heating / Central Air Conditioning

Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

18 (1) The wood burning fireplace flue liner is not visible for inspection. I recommend inspection, and cleaning as necessary by a chimney sweep prior to use.

19 (2) The damper for the fireplace is missing. I recommend repair as necessary by qualified chimney sweep or contractor.

9. Insulation and Ventilation

Insulation in Attic

Inspected, Repair or Replace

20 (1) The insulation is compressed in some areas of the attic due to foot traffic and some small areas have no insulation. This can result in loss of efficiency in these areas. I recommend redistributing some insulation or adding additional in these areas as necessary.

Vapor Retarders (in Crawlspace or basement)

Inspected, Repair or Replace

21 Some areas do not have a plastic vapor barrier or have areas which are not covered with vapor barrier. I recommend install / adjust to cover these areas in the crawlspace to help with moisture control in the crawlspace. Noted: by crawlspace hatch, and under fireplace

Ventilation of Attic and Foundation Areas

Inspected, Repair or Replace

22 (2) The crawlspace vents are at or below the ground level in some locations. Recommend repair of landscaping to always keep crawlspace vents above grade to prevent moisture intrusion.

Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

23 (2) There are multiple exhaust vent(s) in the attic that terminate directly into the attic rather than completely to the home's exterior. This is improper by current standards and could lead to moisture related issues including mold growth. I recommend repair so that all bathroom, kitchen and laundry exhaust air is vented completely to the home's exterior, and are are not using openings designed for roof / attic ventilation.

10. Built-In Kitchen Appliances

Dishwasher

Inspected, Repair or Replace

24 The air gap on the counter top leaks water when the dishwasher is draining. This indicates as partially clogged drain line or an issue with the air gap installation. Recommend repair as necessary. Note: there is excess drain line wrapped around the drain under the sink that ca be eliminated and potentially fix this issue

11. Miscellaneous

Potential Pest Activity

Inspected, Repair or Replace

25 There appears to be rodent activity in one or more areas of the home. I am not a licensed pest inspector, and am unable to diagnose or provide information regarding pests in the home. I recommend review by a licensed pest control operator / inspector to determine course of action or further recommendation. Areas noted: crawlspace

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Safety Summary

Items listed in this summary are in the opinion of the inspector important to have addressed as they could potentially be a safety hazard to the occupants. It is recommended to have licensed contractors perform recommended repairs.

3. Garage / Carport

Garage Walls (including Firewall Separation)

Inspected, Repair or Replace

1 There is a hole / gap in the shared house / garage wall. In current construction, the drywall on the common walls and ceiling from the garage to the home serve as a fire barrier separation and should not contain any holes or gaps. Any holes in the fire separation wall / ceiling allows direct access to the house structure should a fire start in the garage. This is a potential safety hazard. I recommend patching / repairing any holes or gaps and taping and mudding any seams. Small holes can be filled with fire rated foam. Noted: small gaps / holes in fire wall of garage

Occupant Door (garage to inside of home)

Inspected, Satisfactory

2 I recommend addition of self closing hinges on the garage occupant door for fire safety. Current safety standards require them. It is unknown whether it was required when this home was built.

6. Plumbing System

Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

3 (1) There is no anti-siphon device on the hose bib on the exterior house wall. Anti-siphon devices prevent water from accidentally being siphoned back into the home's water supply such as through an attached garden hose with the other end in a bucket of water containing chemicals. This is considered a potential safety hazard. Anti-siphon devices are available at most hardware stores and home improvement stores for a few dollars. Recommend repair by installing an anti-siphon device on each hose bib not having one.

Here is a nice article explaining anti-siphon devices: https://www.thespruce.com/anti-siphon-faucet-1824942

Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

4 (1) There were no seismic straps securing the water heater. Seismic straps should be securing the water heater in the upper 1/3 and the lower 1/3 of the tank and be fastened securely to the wall in support members. I recommend installing seismic straps as required.

5 (2) I recommend elevating the hot water heater so that the bottom heating element is at least 18 inches off of the floor because it is a potential source of ignition for flammable vapors which could exist in the garage. This is for fire safety. Some jurisdictions may not require elevation, and I suggest checking with your local jurisdiction regarding this item. For your information, here is a link to the standards of practice for Washington home inspectors requiring the reporting of this item: http://apps.leg.wa.gov/wac/default.aspx?cite=308-408C-180

7. Electrical System

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

6 (2) There are multiple defects noted in the main electrical panel or auxiliary panel. Issues noted, but are not limited to: breakers are not clearly labeled for quick location in an emergency (safety item), white neutral wires used as hot

and not relabeled multiple neutral wires under one terminal, wire jackets not stripped back to within 1 inch after entering panel. I recommend review and repair as necessary by a licensed electrician.

7 (5) The ground clamp is loose at the ground rod. This does not provide a good ground for the electrical system, and is a potential safety hazard. I recommend repair so the clamp is tight for a good ground for the electrical system.

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected, Repair or Replace

8 (1) There are one or more extension cords used as permanent wiring. Extension cords should not be used as permanent wiring and should never be ran through walls, ceilings, floors, etc. This is a potential fire hazard. Recommend installation of electrical outlets by a licensed electricians where permanent wiring is needed and removal of any extension cords used as permanent wiring. Areas noted: garage has extension cord going into attic

9 (3) There is an open junction box in one or more places. Junction boxes should have a cover and have no exposed wiring. This is a potential safety hazard. Recommend a licensed electrician repair as necessary. Areas noted: attic

10 (4) There is non-professional type of wiring in some areas of the garage that I recommend an electrician review and correct for safety. The wiring is not properly installed / protected.

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

11 (2) One or more electrical switches or electrical outlets in the home do not have covers installed. This is a potential safety hazard. Recommend installing covers in these areas. Noted: garage

Polarity and Grounding of Receptacles

Inspected, Repair or Replace

12 There is an open ground at one or more electrical outlets in / around the home. This is a potential safety hazard. I recommend repair by a licensed electrician. Areas noted: living room (2 near fireplace)

Operation of GFCI / AFCI

Inspected, Repair or Replace

13 (2) Current construction standards require GFCI protected outlets at kitchen countertops and islands, garages, exterior outlets, bathroom outlets, and any outlets within 6 feet of a water source or that are potentially damp areas such as crawlspaces as a safety feature. Adding GFCI protected outlets to these areas if not currently installed is recommended as it a safety upgrade. Areas noted: garage (multiple), kitchen counter (multiple)

Smoke Alarms

Inspected, Repair or Replace

14 (3) There were no working smoke detectors observed in the home in a required location. Smoke detectors are required in each sleeping room, outside sleeping rooms in a common area, and on each level of the home including basements and habitable attics. Recommend installing smoke detectors per manufacturer directions in these areas. Areas noted: bedroom(s) (3)

10. Built-In Kitchen Appliances

Ranges/Ovens/Cooktops

Inspected, Repair or Replace

15 There is no anti-tip device installed on the stove / range. I recommend installing an anti-tip device to prevent the stove from potentially tipping over and causing serious injury. This is a potential safety hazard.

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Deferred Cost

Items is this summary section have significant replacement cost and are, in the opinion of the inspector likely at or coming near the end of the useful service life. It is recommended to budget for a replacement in the near future which is considered to be within the next 3 years.

1. Roofing

Roof Coverings

Inspected, Repair or Replace

1 (2) The roof appears to be at or near the end of its life expectancy. The roof should be further evaluated by a licensed roofer to determine useful life remaining and I recommend budgeting for replacing the roof covering. I estimate the roof covering will need to be replaced within the next 3 years, but repairs are necessary now.

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Monitor

Items in this summary section are recommended to be monitored as they may need additional review or repair if the condition changes in the future.

1. Roofing

Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

1 (3) The rubber boot of is a plumbing vents is cracked and / or gapping away from the vent pipe which could allow leaking either now or in the future. Monitor and replace as necessary. Noted: one plumbing boot is just starting to crack

5. Structural Components

Foundations, Basement and Crawlspace

Inspected, Satisfactory

2 (1) There is a larger than typical crack (about 1/16th inch) in the foundation on the North side / garage side of the home. A crack this size is not structurally concerning, but I recommend monitor it for any changes and consult with a contractor is changes are noticed. Ensure downspouts move water away from the home in all areas.

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Upgrade Potential

Some things in a home may have been built to the current standard when the home was built, however, standards change over time. Items that have opportunities to be upgraded to meet today's stricter standards may be listed in this category.

5. Structural Components

Columns, Piers and Beams

Inspected, Satisfactory

1 (1) The support posts lack post to beam gussets in the crawlspace and positive attachment from posts to footings. Gussets or metal plates at the post to beam connection help provide structural stability during a possible seismic event. Gussets and footing anchoring are not typically found in older structures and should be considered as a future optional upgrade for seismic preparedness.

9. Insulation and Ventilation

Insulation in Attic

Inspected, Repair or Replace

2 (2) There is less than the current required amount of insulation in the attic ceiling area for our climate zone. Current construction standards for our climate zone specifies R49 as the attic insulation value. You may consider adding additional insulation in the attic in the future for additional energy efficiency. Your current installed value is approximately: R19 - R25

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