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RESIDENTIAL REPORT

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MARCH 21, 2023



Inspector

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WA Inspector #2445

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SUMMARY



135

OBSERVATIONS



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RECOMMENDATIONS

-
-  1.1.1 Inspection Details - Weather: Weather at time of inspection
 -  1.2.1 Inspection Details - Environment: Some trees around the property
 -  1.4.1 Inspection Details - Utilities: Meter Info
 -  1.4.2 Inspection Details - Utilities: All utilities on
 -  1.5.1 Inspection Details - Natural Hazards: No significant hazards to note
 -  2.1.1 Sewer/Septic - Sewer/Septic: Recommend getting the sewer scoped
 -  3.1.1 Exterior - Driveway: Driveway Ok
 -  3.1.2 Exterior - Driveway: Driveway Cracking - Minor
 -  3.1.3 Exterior - Driveway: Recommend pressure washing and sealing the concrete
 -  3.2.1 Exterior - Foundation - Poured Concrete: Foundation Cracks - Minor
 -  3.2.2 Exterior - Foundation - Poured Concrete: Efflorescence
 -  3.7.1 Exterior - Dryer Vents: Dryer vent is Ok
 -  3.8.1 Exterior - Side Vents - General Exhaust Vents: Side vents - Ok
 -  3.8.2 Exterior - Side Vents - General Exhaust Vents: Water Heater Side Vent - Ok
 -  3.8.3 Exterior - Side Vents - General Exhaust Vents: Flappers on side vent are painted
 -  3.8.4 Exterior - Side Vents - General Exhaust Vents: Dishwasher air gap
 -  3.9.1 Exterior - Exterior Spigots/Plumbing: Spigots are ok
 -  3.9.2 Exterior - Exterior Spigots/Plumbing: Spigot is leaking
 -  3.10.1 Exterior - Water Pressure: Water pressure
 -  3.10.2 Exterior - Water Pressure: Your house has a pressure reducing valve
 -  3.11.1 Exterior - Gas fuel Lines: Gas fuel line piping is rusting
 -  3.12.1 Exterior - Electrical Service Wires: Electric service - Ok
 -  3.14.1 Exterior - Electrical Plugs: Exterior plugs are Ok
 -  3.15.1 Exterior - Electrical Conduit: Recommend capping unused conduit
 -  3.16.1 Exterior - Exterior Lighting: Exterior lighting is ok
 -  3.17.1 Exterior - AC/Heat Pump: AC Unit
 -  3.17.2 Exterior - AC/Heat Pump: AC unit not tested due to outdoor temperature
 -  4.1.1 Walks / Porch / Patio / Deck - Walkways & Porch: Walks or Porch - Ok

- 🔧 4.1.2 Walks / Porch / Patio / Deck - Walkways & Porch: Concrete walks/porch have settled
- ⊖ 4.1.3 Walks / Porch / Patio / Deck - Walkways & Porch: Gap between porch and home
- 🔧 4.2.1 Walks / Porch / Patio / Deck - Patio: Patio is Ok
- 🔧 4.2.2 Walks / Porch / Patio / Deck - Patio: Recommend pressure washing and sealing the concrete
- 🔧 4.3.1 Walks / Porch / Patio / Deck - Exterior Stairs: Gap in concrete path/steps
- 🔧 4.4.1 Walks / Porch / Patio / Deck - Exterior Railings: Exterior Railings - Ok
- ⊖
- 5.1.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Eaves/Soffits : Holes in screens/Gaps in the Soffits or vents are blocked
- ⊖ 5.1.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Eaves/Soffits : Natural wood soffits
- 🔧 5.2.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Exterior Doors/Hardware: Doors - Ok
- 🔧 5.3.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Door Bell: Doorbell - Ok
- 🔧 5.4.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Slider Door: Slider - Ok
- 🔧 5.5.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Windows: Windows - Ok
- 🔧 5.6.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding : Siding - Ok
- 🔧 5.6.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding : Siding - Loose
- 🔧 5.7.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding Damage: No Siding damage to note
- ⊖
- 5.8.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding Paint: Siding Paint - Recommend re-painting the exterior in the next few years
- ⊖
- 5.10.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Fascia and Trim: Exterior Trim - Needs Touchup
- ⊖
- 5.10.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Fascia and Trim: There are improperly penetrated nails
- 🔧 6.1.1 Yard / Grading / Drains - Vegetation, Yard Stuff: Vegetation - Ok
- 🔧 6.2.1 Yard / Grading / Drains - Tree and Bush concerns: No problems
- 🔧 6.3.1 Yard / Grading / Drains - Yard Sprinklers: Yard sprinklers present
- 🔧 6.4.1 Yard / Grading / Drains - Drains : No drains found in the yard at this time
- 🔧 6.5.1 Yard / Grading / Drains - Fence: Gate - Needs adjustment
- 🔧 6.5.2 Yard / Grading / Drains - Fence: Fence - Ok
- 🔧 6.5.3 Yard / Grading / Drains - Fence: Fence - Soil is against the fence in spots
- 🔧 7.1.1 Roof / Gutters / Chimney - Roof Accessibility: Limited inspection - Safety
- 🔧 7.1.2 Roof / Gutters / Chimney - Roof Accessibility: Limited inspection by drone
- 🔧
- 7.3.1 Roof / Gutters / Chimney - Roofing Material: The roof on the house appears to be in functional condition at this time
- 🔧 7.3.2 Roof / Gutters / Chimney - Roofing Material: The lower roof has moss on it
- 🔧 7.3.3 Roof / Gutters / Chimney - Roofing Material: Downspouts drain onto lower roof
- 🔧 7.5.1 Roof / Gutters / Chimney - Underlayment material: #15 Felt paper for standard asphalt roofing
- 🔧 7.6.1 Roof / Gutters / Chimney - Roof vents/Flapper vents: Roof Vents are Ok
- 🔧 7.7.1 Roof / Gutters / Chimney - Flashings: No visual flashing deficiencies
- 🔧 7.8.1 Roof / Gutters / Chimney - Plumbing and Combustion Vents: Plumbing Vent - Ok
- 🔧 7.8.2 Roof / Gutters / Chimney - Plumbing and Combustion Vents: Combustion Vent - OK

-
- 🔧 7.10.1 Roof / Gutters / Chimney - Gutters : Gutters - OK
 - ⊖ 7.10.2 Roof / Gutters / Chimney - Gutters : Gutters Improperly Sloped
 - ⊖ 7.10.3 Roof / Gutters / Chimney - Gutters : Gutters can be tricky to understand depending on conditions
 - 🔧 7.12.1 Roof / Gutters / Chimney - Downspouts: Downspouts drain into an underground drainage system
 - 🔧 7.15.1 Roof / Gutters / Chimney - Chimney - Steel Vent/Side Vent: Chimney vent - Ok
 - 🔧 8.1.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Doors: Doors - OK
 - ⊖
 - 8.3.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Windows: Window doesn't latch/lock properly
 - 🔧
 - 8.4.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - General Condition: Keep an eye on flooring transitions
 - ⊖
 - 8.4.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - General Condition: The heated floors were not working at time of inspection
 - 🔧
 - 8.5.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Carpet: Carpet - Ok
 - 🔧
 - 8.6.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Hardwoods/Laminate: Hardwood/Laminate Floors - Ok
 - 🔧
 - 8.7.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Vinyl: Vinyl Floors - Ok
 - 🔧
 - 8.8.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Tile: Tile Floors - Ok
 - ⊖
 - 8.9.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Walls and Ceilings: Walls and Ceilings Have areas that need attention
 - 🔧
 - 8.10.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Trim/Hardware: Trim - Needs some touch up
 - 🔧
 - 8.11.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Steps and Stairways: Stair System - Ok
 - 🔧
 - 8.12.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Railings and Handrail: Handrail - Ok
 - 🔧
 - 8.13.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Cabinets: Cabinets - Ok
 - 🔧
 - 8.14.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Countertops - Ok
 - 🔧
 - 8.14.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Countertops - I recommend sealing the quartz or granite
 - 🔧
 - 8.14.3 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Countertop - Grout work needed
-

- 8.14.4 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops :
Countertop - Recommend sealing the sink to the countertop
- 9.1.1 Appliances - Garbage Disposal: Disposal inoperable
- 9.2.1 Appliances - Dishwasher: Dishwasher - OK
- 9.3.1 Appliances - Oven/Cooktop: Oven - OK
- 9.3.2 Appliances - Oven/Cooktop: Cooktop - Ok
- 9.4.1 Appliances - Microwave: Microwave - OK
- 9.5.1 Appliances - Range Hood: Draft hood - Ok
- 9.6.1 Appliances - Refrigerator: There is no refrigerator
- 9.7.1 Appliances - Washer/Dryer: Washer/Dryer
- 9.7.2 Appliances - Washer/Dryer: Recommend steel braided hoses
- 10.1.1 Plumbing - Main Water Shut-off Device: Main water shut off
- 10.1.2 Plumbing - Main Water Shut-off Device: Spigot shut off
- 10.2.1 Plumbing - Kitchen Sink/Faucet: The kitchen faucet is ok
- 10.3.1 Plumbing - Hammer Valves: Hammer Valves - Ok
- 10.4.1 Plumbing - Drain Lines: Drains and Vents - Ok
- 10.6.1 Plumbing - Water Piping: Water lines are ok
- 10.7.1 Plumbing - Water temperature : Water temperature picture
- 10.7.2 Plumbing - Water temperature : Adjusting temperature for tankless heaters
- 10.8.1 Plumbing - Sinks: Sinks - Ok
- 10.9.1 Plumbing - Faucets: Faucets - Ok
- 10.10.1 Plumbing - Toilets: Toilets - Ok
- 10.10.2 Plumbing - Toilets: Toilet needs caulk around the base by the floor
- 10.11.1 Plumbing - Tub Itself: Tub was functional at this time
- 10.12.1 Plumbing - Tub Controls: Tub control valve - Ok
- 10.13.1 Plumbing - Tub Shower Head: Shower head - Ok
- 10.14.1 Plumbing - Tub Surround/Door: Tub tile needs a little attention
- 10.16.1 Plumbing - Water Heater Itself: Water Heater - Ok
- 10.19.1 Plumbing - Water Heater - Pressure and Temp Relief: Pressure and Temperature Relief - Ok
- 10.20.1 Plumbing - Water Heater - Plumbing/Piping: Water Heater Shut Off appears to be OK at this time
- 10.21.1 Plumbing - Water Heater - Electrical/Venting/Fuel Line: Water Heater - Electrical or Venting Ok
- 11.1.1 Heating/Fireplace - Heating System: Furnace - OK
- 11.2.1 Heating/Fireplace - Filters: Filter - Ok
- 11.3.1 Heating/Fireplace - Thermostat: Thermostat - OK
- 11.4.1 Heating/Fireplace - Ductwork/Radiators: The registers appear to be producing heat
- 11.4.2 Heating/Fireplace - Ductwork/Radiators: Recommend cleaning out the duct work
- 11.5.1 Heating/Fireplace - Fuel Line: Fuel Lines ok
- 11.6.1 Heating/Fireplace - Vents and Flues : Vent/Flues - OK
- 11.8.1 Heating/Fireplace - Gas logs : Gas logs - Ok
- 12.1.1 Electrical - Panel / Sub-panels: Panel - Ok

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- 🔧 12.2.1 Electrical - Circuits/Breakers/Fuses: Branch circuit wiring - Ok
 - 🔧 12.3.1 Electrical - Low Voltage Panel: You have a low voltage panel
 - 🔧 12.6.1 Electrical - Lighting Fixtures: Light needs attention
 - 🔧 12.7.1 Electrical - Bathroom/Utility Room Fans: Fans are working at this time
 - 🔧 12.7.2 Electrical - Bathroom/Utility Room Fans: The whole house fan control
 - 🚫 12.7.3 Electrical - Bathroom/Utility Room Fans: Whole house fan air flow
 - 🔧 12.8.1 Electrical - Switches: Switches - Ok
 - 🚫 12.9.1 Electrical - Plugs: Plug for garbage disposal doesn't work
 - 🔧 12.10.1 Electrical - Junction Boxes/Wiring: Junction boxes - Ok
 - 🔧 12.11.1 Electrical - GFCI & AFCI: GFCI's - Ok
 - 🔧 12.12.1 Electrical - Ceiling Fans: Ceiling fans are ok
 - 🔧 12.13.1 Electrical - Smoke Detectors: Smoke Detectors - Ok
 - 🔧 12.14.1 Electrical - Carbon Monoxide Detectors: CO Detectors - Ok
 - 🔧 13.1.1 Garage - Floor: Concrete floor is in adequate shape
 - 🔧 13.2.1 Garage - Walls & Firewalls: Firewall - Ok
 - 🔧 13.3.1 Garage - Garage Door: Garage door - Ok
 - 🔧 13.4.1 Garage - Occupant Door (From garage to inside of home): Door - Auto closes
 - 🔧 13.6.1 Garage - Garage Stairs: Garage stairs - OK
 - 🔧 14.1.1 Attic, Insulation & Ventilation - Attic Access/Door: Picture of access door
 - 🔧 14.3.1 Attic, Insulation & Ventilation - Roof framing and supports: I do not see any roof support issues at this time
 - 🔧 14.4.1 Attic, Insulation & Ventilation - Attic Insulation: Attic Insulation - Ok
 - 🔧 14.5.1 Attic, Insulation & Ventilation - Attic Space Air Ventilation - Soffit/Gable and Ridge Vents: Good cross ventilation at this time
 - 🔧 14.7.1 Attic, Insulation & Ventilation - Attic Ductwork: The ductwork appears to be sealed and intact at this time
 - 🔧 14.8.1 Attic, Insulation & Ventilation - Bath, Hood, Exhaust Vent Connections: Bathroom, Range hood vent and/or Furnace and Water Heater vent connections appear to be ok
 - 🔧 14.9.1 Attic, Insulation & Ventilation - Wiring in the attic: The wiring in the attic appears to be ok at this time from what I can see
 - 🔧 14.10.1 Attic, Insulation & Ventilation - Bees or Rodents in the attic: No apparent issue with bees or rodents in the attic area
 - 🔧 15.1.1 Crawlspace - Crawlspace Access/Condition: Picture of crawlspace access
 - 🔧 15.1.2 Crawlspace - Crawlspace Access/Condition: Crawlspace is sufficiently clean
 - 🔧 15.2.1 Crawlspace - Crawlspace Ventilation: Crawlspace ventilation - Ok
 - 🔧 15.3.1 Crawlspace - Crawlspace Moisture: There is no visual surface moisture
 - 🔧 15.4.1 Crawlspace - Vapor Barrier: Vapor barrier - Ok
 - 🔧 15.5.1 Crawlspace - Insulation: Insulation - Ok

- 15.6.1 Crawlspace - Framing : Floor Framing - Functional
- 15.7.1 Crawlspace - Crawlspace Pests: There is no visual evidence of pest activity
- 15.9.1 Crawlspace - Crawlspace Plumbing: Plumbing - Ok
- 15.10.1 Crawlspace - Crawlspace Electrical: Electrical - OK

1: INSPECTION DETAILS

Information

In Attendance/Access

Client's Agent

Occupancy

Vacant

Type of home

Two Story Home

Inspection And Report Expectations

Our goal is to provide you with a helpful report that is not only visual, but informative and has the ability to filter the info when you need it. We have listed a few key expectations that we hope will help guide you through the overall home inspection and report.

*We created the report to be somewhat of a visual guide so you can see what we see, and the comments are meant to be short intentionally with the hopes of getting directly to the point of what we found. If you have a question or need further clarification, please give us a call, text or email. Text works best and we can get back to you when we have a free minute. Please note your name and the home address and a short outline of your question so we can pull up your report as reference and possibly even just answer your question with a follow up text.

Expectations for Inspection and Report:

*There may come a time that you discover something that doesn't work right or seem right with the house once you move in. As you know, every house is different and every piece of land is different as well. If you ever have a question, I hope you will give us a call so we can work on a solution together. I AM HAPPY TO HELP!

*There May Be Intermittent Or Concealed Problems: Some problems or quirks can only be discovered by living in a house. They often cannot be discovered during the short period of the home inspection. (For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist like wind or debris build up. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.)

*No Clues: These problems may have existed at the time of the inspection but there were no apparent clues as to their existence. Our inspections can only realistically be based on the past performance of the house. If there are no clues of a past problem, it is unrealistic to assume that we should or could foresee a future problem at the time. Give us a call if you ever need further clarification or help with a question.

*Contractors Advice: Contractors opinions can often differ from ours depending on the situation. Don't be surprised if you call out three roofers and all of them say the roof needs replacement when I said that, with some minor repairs, the roof will last a few more years. Your real estate agents are often a great source for vetted trades. They have your best interest in mind and will give you the straight answers to make your decisions. You can always call us as well.

*Timing: Things can break the next day. My best advise is to take all issues in context. (How old are things/How have things been taken care of/Has something changed/Etc.)

*Last Man In Theory: While our advice represents the options that you have, many contractors are reluctant to undertake noted repairs vs just overall replacement. This often times is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with the possibility that it could leak again when he could re-roof the entire house for more money and reduce the likelihood of a call back. This is understandable, but your priorities should be the most important and those who do work on your home should ask the right questions to get you what you really need. I recommend leaning on your real estate agents for insight as to the best approach to answer your concerns.

*A contractor or service provider may ask, "Why Didn't They See It"? There are several reasons for an apparent oversight:

- Conditions During Inspection - It is often difficult for any of us to remember the circumstances in the house at the time of the inspection. It may have been sunny or snowing, there may have been storage items everywhere in the basement or the AC could not be turned on because the furnace was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- The Wisdom Of Hindsight - When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.
- A Long Look - If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems. Unfortunately, the inspection would take several days and would cost considerably more.
- We're Generalists - We can only take a generalist approach to home inspecting; we are not the specialists, even though we may have the experience and a broad knowledge base of homes. The heating contractor will indeed have more heating expertise than we do because that is all they do.
- An Invasive Look - Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We unfortunately don't have the freedom to perform any invasive or destructive tests.

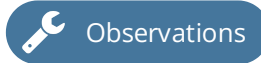
***I hope this helps to give you a better understanding as to what to expect from your home inspection and when reading your report. PLEASE REMEMBER: We are ALWAYS happy to take your call and help you if needed. That is what we are here for. If you want to know what something costs or how to fix something, GIVE US A CALL! And also remember, your agents are a great resource for questions about your home, and are a great resource for any and all things surrounding your home.

I hope you find this report visually helpful and are able to clearly understand what you are looking at with your home. Cheers!

Observations

1.1.1 Weather

WEATHER AT TIME OF INSPECTION



1.2.1 Environment

SOME TREES AROUND THE PROPERTY



Some trees are located around the property. There is a possibility that tree debris will fall on the roof and clog the gutters. Recommend regular monitoring.

1.4.1 Utilities

METER INFO



Here is your utility meter info.

Recommendation

Recommend monitoring.



1.4.2 Utilities

ALL UTILITIES ON

All utilities were on at the time of the inspection.



1.5.1 Natural Hazards

NO SIGNIFICANT HAZARDS TO NOTE



2: SEWER/SEPTIC

		IN	NI	NP	O
2.1	Sewer/Septic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

2.1.1 Sewer/Septic



RECOMMEND GETTING THE SEWER SCOPED

Getting the sewer scoped is always a good idea so that you can get eyes on the condition of the existing sewer drainage line. We would look for things like: breaks in the line, low spots, disconnected areas, obstructions, roots, bad connections, corrosion, and the overall condition of the line and proper flow.

*Better to know up front vs later after you begin to use the water and drain lines and find a problem.

*We can perform sewer scopes if you need one. Feel free to call and or ask us any questions in regard to this.

***The only time you may not need a sewer scope is in a condo or septic system application. We recommend discussing this with your agent.**

3: EXTERIOR

		IN	NI	NP	O
3.1	Driveway	X			
3.2	Foundation - Poured Concrete	X			
3.3	Foundation - Slab on Grade			X	
3.4	Foundation - CMU Block			X	
3.5	Foundation - Mobile Home			X	
3.6	Foundation - Post and Pier			X	
3.7	Dryer Vents	X			
3.8	Side Vents - General Exhaust Vents	X			
3.9	Exterior Spigots/Plumbing	X			
3.10	Water Pressure	X			
3.11	Gas fuel Lines	X			
3.12	Electrical Service Wires	X			
3.13	Exterior Electrical Wiring	X			
3.14	Electrical Plugs	X			
3.15	Electrical Conduit	X			
3.16	Exterior Lighting	X			
3.17	AC/Heat Pump	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Electrical Service Wires: Electrical Service Conductors Below Ground

General Information

Pavement and Hard Surfaces:

All walks, driveways or any paved surface should slope away from any building for proper drainage. Slabs that are improperly pitched may be repaired by mud jacking or replaced. Asphalt will deteriorate faster if regular maintenance is neglected. We recommend filling any large cracks and sealing the surface at least ever 5 years. This will minimize water and freeze damage and provide for the maximum lifespan.

Drainage:

Proper drainage is critical to the structural integrity of any building. Water can undermine footings, leak into crawlspaces or basements and create positive conditions for wood destroying organisms. Maintaining proper slope, grading and landscaping can all help keep water away from a building. Additional backfill and/or digging out soil is recommended where there is a negative grade. A minimum slope of 1" per foot for 4' will help, and more is better. Always remember to keep soil 6" from wood contact and out of the foundation vents.

Landscaping Surfaces:

All landscaping surfaces accept water at different rates. On occasion a particular planting bed or mulching material can trap water next to a structure. With the proper grade, grass is usually a good ground cover near homes. Be careful with other landscaping items like plastic edging, wood, railroad ties, and alike to make sure border items don't dam up water next to the house. It is a good idea to walk around your home during a hard rain to see how your home's systems are dealing with excess water.

Gutters and Downspouts:

All gutters, downspouts and/or splash blocks must be cleaned and functional to keep roof runoff from damaging the home. Poorly maintained gutter/drainage systems are the most common source for wet basements, crawlspaces, and other water damage. Window wells are rarely a problem with rainwater but can collect runoff from improper grading. There are covers available to help keep out leaves, debris and even deflect water if needed.

Retaining walls:

Some retaining walls can be damaged by water accumulation behind the wall exerting pressure. This condition can be improved by removing the backfill and replacing it with course gravel and perforated drain pipe. The system is completed by adding drainage holes to keep water from accumulating.

Railings:

All raised walking surfaces, decks or porches that are more than 18" off the ground should have a railing. All stairs with more than 3 steps need to have a handrail. Openings for all railings must be small enough to prevent children from getting through.

Exterior Wood Surfaces:

All exterior wood surfaces should be treated regularly with paint or stained. Some wood such as redwood and cedar are naturally resistant to decay and are not always painted or stained. All other wood surfaces with the exception of pressure treated lumber should be maintained regularly.

Fasteners for all decks and patios:

All metal fasteners should be galvanized or aluminum to resist rust, especially near salt water. Post and beam joists should always have positive connections. There are 2 types of metal hardware connectors that are used and at times you may see 2x4's being used as well. When properly installed, these connectors significantly strengthen the structure. Also, long lag bolts and joist hangers with proper TICO nails should be installed to hold the structure up against the home. When not properly applied, the deck or patio can detach from the home.

Driveway: Driveway

Concrete

Driveways can perform a lot of functions. Driving cars and trucks over them, washing vehicles on them, kids play area etc. There are a few key factors that go into a well-functioning driveway. They all need to have proper slope for water run-off (away from the house preferable). When its concrete, expansion joints are important for controlled cracking, otherwise they just crack wherever it can. Controlling the water that is directed on them and drained off of them is important as well. Proper care and upkeep can preserve the life of a driveway for many years.

AC/Heat Pump: Key piece of info in regards to AC and or Heat Pump Systems installed prior to January 2010

Here is a link explaining the old type of refrigerant that they used to use back in the day prior 2010 but has now been reduced and or closed out of circulation to date as of 2020. If you need to work on systems from this older era, it can be difficult to source R-22 refrigerant and the cost will be much higher just for repairs. This does not mean that these systems cannot be worked on, etc, but you have to be careful and realistic when discussing repairs on units older than 2010. We always recommend discussing this with your Realtor in terms of what is realistic and or even doable in a transaction. Also, AC and Heat Pump equipment is generally designed to go 20 years, but it does depend on the install and care of the system. In some cases you can even get these systems to last even longer than this. Also, remember that the real question is whether it is needed to upgrade or if it is cost prohibitive to work on the old type systems with R22 refrigerant. I hope this helps explain how to better look at AC and Heat Pump equipment.

Link: [Click here for the link](#)

Observations

3.1.1 Driveway

DRIVEWAY OK

The driveway is in good shape at this time. Recommend regular care and maintenance to keep any standing water off and away from the driveway.



Observations



3.1.2 Driveway

DRIVEWAY CRACKING - MINOR

I noticed minor cosmetic cracks which indicate slight movement in the soil. I recommend monitoring for further settlement. The key is to not have any areas of standing water or extreme run off towards this area.



Observations

3.1.3 Driveway

RECOMMEND PRESSURE WASHING AND SEALING THE CONCRETE

Sealed concrete resists water from penetrating the surface and creating cracks.

Here is a link to a product for sealing the concrete:

[Click Here for the link](#)



Observations



Recommendation

Recommended DIY Project

3.2.1 Foundation - Poured Concrete

FOUNDATION CRACKS - MINOR



Observations

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement. Making sure any water that comes from the gutters or possible hydro static water pressure (water pushing up from the ground) is directed away from the foundation is really important.

[Here is an informational article](#) on foundation cracks.

***Recommend sealing any foundation cracks with epoxy on houses with finished basements. Sometimes basements get finished on the inside and the concrete walls are not properly sealed. It's always a good idea to seal any cracks to impede any water from getting in when it rains.**

*Here is a link for the type of epoxy to get:

[Click Here for the link](#)

Recommendation

Contact a handyman or DIY project



3.2.2 Foundation - Poured Concrete



Observations

EFFLORESCENCE

Efflorescence was noted on the foundation surface. This a white, powdery deposit that is consistent with moisture intrusion. This is not uncommon in our area due to all of the rain that we get. The goal is to direct any water away from the foundation and to remove any potential standing water with a sump pump system as needed. Recommend keeping an eye on this and contacting a qualified contractor to identify the source of the moisture and correct if you feel it is necessary.



3.7.1 Dryer Vents



Observations

DRYER VENT IS OK



3.8.1 Side Vents - General Exhaust Vents



Observations

SIDE VENTS - OK



3.8.2 Side Vents - General Exhaust Vents

WATER HEATER SIDE VENT - OK



3.8.3 Side Vents - General Exhaust Vents

FLAPPERS ON SIDE VENT ARE PAINTED



Flapper vents should not be painted because they can stick closed or become heavier which will impede their function. Recommend removing the paint.

*Here is a link to a video about why painting vents is a bad idea:

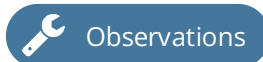
[Click here for the link](#)

Recommendation

Contact a handyman or DIY project

3.8.4 Side Vents - General Exhaust Vents

DISHWASHER AIR GAP



Just want you to know what this is.



3.9.1 Exterior Spigots/Plumbing

SPIGOTS ARE OK



At the time of the inspection the spigot(s) were functional.



3.9.2 Exterior Spigots/Plumbing

SPIGOT IS LEAKING

Recommendations

The exterior spigot was leaking when turned on. Recommend tightening the packing nut or installing a new packing kit (O-rings) to fix it.

Here is a how to article for repairing the leak:

[Click here for the link](#)

Recommendation

Contact a handyman or DIY project



3.10.1 Water Pressure

WATER PRESSURE

Observations

The recommended water pressure is 60-80 PSI. If the pressure is above 80 it can eventually have an effect on the toilet flush kits or the water heater's pressure relief valve causing them to leak. If the pressure is below 60 it can make for low water pressure in showers and sinks, etc.

* If the pressure is too high, you can install a pressure reducing valve on the main water line to the house to reduce the overall water pressure to between 60 and 80 PSI.

Here is a link for what a pressure reducing valve looks like:

[Click here for the link](#)

* If the pressure is too low you may benefit from installing a booster pump.

Here is a link for what a booster pump looks like:

[Click here for the link](#)



3.10.2 Water Pressure

YOUR HOUSE HAS A PRESSURE REDUCING VALVE

Observations

This valve can adjust the pressure to the house by adjusting the screw/bolt and re-checking the pressure.

*Here is a video on how to do that:

[Click here for the link](#)



3.11.1 Gas fuel Lines

GAS FUEL LINE PIPING IS RUSTING

 Recommendations

Recommend painting with rust inhibiting paint to prevent holes from developing.

Here is a link for some of that paint:

[Click here for the link](#)

Recommendation

Recommended DIY Project



3.12.1 Electrical Service Wires


ELECTRIC SERVICE - OK

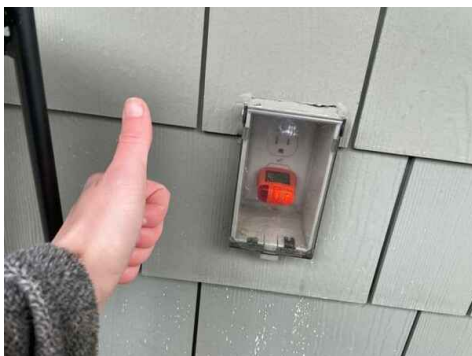
 Observations



3.14.1 Electrical Plugs

EXTERIOR PLUGS ARE OK

 Observations



3.15.1 Electrical Conduit

RECOMMEND CAPPING UNUSED CONDUIT

Recommendation

Recommended DIY Project



Observations



3.16.1 Exterior Lighting

EXTERIOR LIGHTING IS OK

The exterior lighting is in good condition at this time.



Observations

3.17.1 AC/Heat Pump

AC UNIT

The AC unit is set on a pad, has a proper disconnect and appears to be in good working condition at this time. Recommend asking for copies of the service history on the unit over the past 5-10 years. If they have none, recommend having the unit serviced.

Recommend servicing the unit every 3-5 years and cleaning or replacing the air filters regularly.

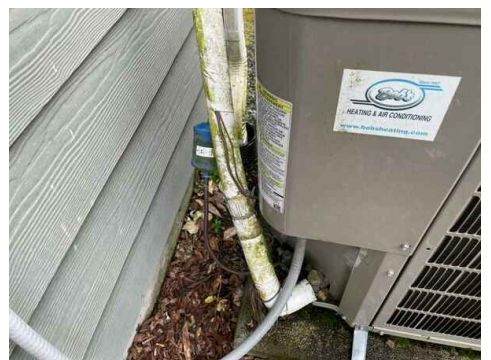
*It is never a bad idea to get a home warranty for 1 year to ensure the proper function of these units when you need them as you are getting to know the house and how everything works.

You may want to setup an auto ship for your filters to come on the intervals that you need per the way your household runs.

*i.e. - Every 3 months if you have a lot of dust, an active household or your furnace fan is on all the time. Every 6 months if you keep a really clean house and not a lot of activity, pets and or dust, etc.



Observations



3.17.2 AC/Heat Pump

AC UNIT NOT TESTED DUE TO OUTDOOR TEMPERATURE

Observations

A/C units should not be tested when the outside air temperature is 60-65 degrees or below. Colder temps make it difficult to determine proper function and can potentially damage components of the unit. Recommend asking for copies of the service history on the unit over the past 5-10 years. If they have none, recommend having the unit serviced.

You can have a certified HVAC tech take a look during these colder times of year and they can possibly check the refrigerant levels and function with the proper tools, etc to better confirm its operation. They may still not recommend operation, but they are the best people to take a more invasive look at the unit. Recommend inspection and servicing the unit every 3-5 years as well as cleaning or replacing the air filters regularly.

*It is never a bad idea to get a home warranty for 1 year to ensure the proper function of these units when you need them as you are getting to know the house and how everything works.

Recommendation

Contact a qualified heating and cooling contractor

4: WALKS / PORCH / PATIO / DECK

		IN	NI	NP	O
4.1	Walkways & Porch	X			
4.2	Patio	X			
4.3	Exterior Stairs	X			
4.4	Exterior Railings	X			
4.5	Decking Boards			X	
4.6	Decking Waterproof Surface			X	
4.7	Deck Ledger against house			X	
4.8	Deck Under Framing			X	
4.9	Porch Roof			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walkways & Porch: Walkways

Present

Walkways are generally a hard surface put in place for people to walk on. The substrate that they were set on and the materials used will determine the lifespan and durability over the years. Roots, unmitigated water flow and improper substrate can all contribute to settling, cracks and deterioration. Yearly maintenance and care are important in order to extend the overall lifespan.

Patio: Patio

Present

Patios can be made out of all types of materials: concrete, concrete pavers, bricks, treated lumber, etc. They all are subject to settling, cracking, and deterioration over time. Maintenance on patios is generally an annual task to help preserve their life. It is very important to stay on top of their maintenance and care. Maintenance can consist of blowing them off, pressure washing, sealing, and possibly treating. It is also important to re-direct any downspout drainage or standing water away from them.

Observations

4.1.1 Walkways & Porch

WALKS OR PORCH - OK

I did not see any issues of concern at this time.



4.1.2 Walkways & Porch

CONCRETE WALKS/PORCH HAVE SETTLED

 Observations

This is common if the concrete was poured on an improperly prepped surface, or it was not properly attached to the house with rebar. Recommend monitoring.



4.1.3 Walkways & Porch

GAP BETWEEN PORCH AND HOME

 Recommendations

Recommend touching up the existing sealant.

It is common for the porch concrete to be poured after the trim and siding is on the house. This can create a gap for water to rot the trim/siding. Recommend sealing and ensure there is no standing water.

Recommendation

Contact a qualified handyman.



4.2.1 Patio

PATIO IS OK

 Observations



4.2.2 Patio

RECOMMEND PRESSURE WASHING AND SEALING THE CONCRETE

 Observations

Sealed concrete resists water from penetrating the surface and creating cracks.

Here is a link to a product for sealing the concrete:

[Click here for the link](#)

Recommendation

Recommended DIY Project



4.3.1 Exterior Stairs

GAP IN CONCRETE PATH/STEPS

 Observations

Recommend sealing gaps to prevent water intrusion and further settlement

Recommendation

Contact a handyman or DIY project



4.4.1 Exterior Railings

EXTERIOR RAILINGS - OK

 Observations



5: EXTERIOR - DOORS / WINDOWS / SIDING / TRIM / SOFFITS

		IN	NI	NP	O
5.1	Eaves/Soffits	X			
5.2	Exterior Doors/Hardware	X			
5.3	Door Bell	X			
5.4	Slider Door	X			
5.5	Windows	X			
5.6	Siding	X			
5.7	Siding Damage	X			
5.8	Siding Paint	X			
5.9	Flashing for Siding	X			
5.10	Fascia and Trim	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Siding : Siding Material

Shingles, Hardie

Siding : Siding Style

Lap

Windows: Window Type

Double Pane Windows

There are many types of windows in the homes in our area. Everything from aluminum to wood clad to vinyl to single pane glazed windows. All of them perform differently and wear differently. They all require regular care and proper operation. If not take care of, they will wear out prematurely or require more expensive repairs.

The key elements to look for in windows is that they open correctly, the screens are in place, the weep holes and tracks remain clean and that they are cleaned regularly. In addition, wood clad windows will need to be treated regularly. It is also a good idea to check the caulking regularly and make sure the exterior trim paint is maintained.

Observations

5.1.1 Eaves/Soffits

HOLES IN SCREENS/GAPS IN THE SOFFITS OR VENTS ARE BLOCKED

All bird blocks or potential nesting areas need to have screens on them and there should be no other gaps larger than a 1/4" where bees and other bugs/pests can enter the space or build a nest. Recommend sealing all of these areas as needed. It's also important to make sure that any blocked vents are cleared for proper air flow into the attic space for ventilation and for the vents to work properly.

Recommendation

Contact a qualified professional.



Recommendations



5.1.2 Eaves/Soffits

NATURAL WOOD SOFFITS

Natural wood soffits should be properly protected with stain. They will develop moisture damage and turn black unless properly protected and maintained.

Recommendation

Contact a qualified professional.

 Recommendations



5.2.1 Exterior Doors/Hardware

DOORS - OK

The doors were in good operating condition at the time of inspection.

 Observations



5.3.1 Door Bell

DOORBELL - OK

 Observations



5.4.1 Slider Door

SLIDER - OK

You may want to spray some silicone on the track for the screen door to slide easier.

 Observations



5.5.1 Windows

WINDOWS - OK

The windows were functional at this time.

5.6.1 Siding

SIDING - OK

The siding is in good condition at this time.



5.6.2 Siding

SIDING - LOOSE

One of the siding boards is loose. Recommend monitoring and securing as needed.



5.7.1 Siding Damage

NO SIDING DAMAGE TO NOTE

5.8.1 Siding Paint

SIDING PAINT - RECOMMEND RE-PAINTING THE EXTERIOR IN THE NEXT FEW YEARS

The south side of the home in particular is quite weathered.

When asking for an exterior re-paint quote, make sure the quote includes: a clear description of what they will be performing (i.e. pressure wash, repair caulking, prime raw wood, paint body and trim, etc).

Also, after they give you the quote, a few days before the work is scheduled, call the contractor and ask them directly what brand and grade of paint they apply. If it is the base grade, offer to pay the difference for the higher quality paint at their cost on their account. Most paint manufacturers have at least 3 grades of paint. You don't want to apply the base grade of paint. It often times only lasts 5 years. Also, ask them what caulking they use, and make sure they are using a quality product like Quad caulk.

Here is a link for the Quad caulk:

[Click here for the link](#)

Recommendation

Contact a qualified painting contractor.



5.10.1 Fascia and Trim

EXTERIOR TRIM - NEEDS TOUCHUP

The trim is in need of some updated caulk and/or paint.

Here is a link for a good quality caulk:

[Click here for the link](#)



Recommendation

Recommended DIY Project





5.10.2 Fascia and Trim

 Recommendations

THERE ARE IMPROPERLY PENETRATED NAILS

Recommend caulking and painting over penetrated nails.
Recommend properly setting any under penetrated nails.

*Below is a link to the caulk that I recommend using:

[Click here for the link](#)

Recommendation

Contact a qualified professional.



6: YARD / GRADING / DRAINS

		IN	NI	NP	O
6.1	Vegetation, Yard Stuff	X			
6.2	Tree and Bush concerns	X			
6.3	Yard Sprinklers	X			
6.4	Drains	X			
6.5	Fence	X			
6.6	Other Structures			X	
6.7	Grade and Retaining Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

6.1.1 Vegetation, Yard Stuff



VEGETATION - OK

Just small vegetation and everything is ok at this time. I recommend keeping all vegetation trimmed down and away from the house structure at least 12" to allow the siding to dry out after a rain.

6.2.1 Tree and Bush concerns



NO PROBLEMS

There were no visible tree or bush problems.

6.3.1 Yard Sprinklers



YARD SPRINKLERS PRESENT

I would recommend testing the sprinkler system with the current owners showing you how it all works, etc. I also recommend blowing out the sprinklers every winter for proper care and maintenance of the system. If there is no blow out valve present, I would recommend installing one so that you can blow out the system for the winter. If there is not double check valve installed, I would install one of those as well.

*Its also important to make sure you know if you are required by your local jurisdiction to test your double check valve annually.

*Below is a link with the WAC code for check valves:

[Click here for the link](#)

Recommendation

Contact a qualified landscaping contractor



6.4.1 Drains

NO DRAINS FOUND IN THE YARD AT THIS TIME

May want to ask existing owner if they know of any drains for the yard or driveway.



6.5.1 Fence

GATE - NEEDS ADJUSTMENT

Recommendation

Contact a qualified fencing contractor



6.5.2 Fence

FENCE - OK

The fence is in good shape at this time. Recommend staining regularly to prolong its life.



6.5.3 Fence



FENCE - SOIL IS AGAINST THE FENCE IN SPOTS

This will deteriorate the bottom of the fence prematurely. Recommend pulling back any soils that are up against the base of the fence to allow the fence to dry out after it rains.



7: ROOF / GUTTERS / CHIMNEY

		IN	NI	NP	O
7.1	Roof Accessibility	X			
7.2	Roof Top Deck			X	
7.3	Roofing Material	X			
7.4	Roof sheeting	X			
7.5	Underlayment material	X			
7.6	Roof vents/Flapper vents	X			
7.7	Flashings	X			
7.8	Plumbing and Combustion Vents	X			
7.9	Skylights			X	
7.10	Gutters	X			
7.11	Built In Gutters			X	
7.12	Downspouts	X			
7.13	Chimney - Brick			X	
7.14	Chimney - Wood Chase			X	
7.15	Chimney - Steel Vent/Side Vent	X			
7.16	Chimney Cap			X	
7.17	Chimney flue			X	
7.18	Chimney flashing			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Gutters : Gutter Material

Aluminum

Roofing Material: Material

Asphalt

Roofs are a funny thing. It's not really tough to find a roofer or contractor that will come out and say that your roof needs to be replaced when repairs possibly could be made or the roof is pretty much just fine, but they want to sell you a new roof and they know your not going to go up there and challenge them on what they are saying. You also can replace a roof prematurely by someone convincing you that the roof is shot or that it hasn't been taken care of or there is moss on it or that there is heavy granual loss, etc.

***The key is to run it by your real estate agent or home inspector if you're thinking about doing something on your roof and they can advise you in who to call and or look at the quote or get you a good roofer to drop by and give you an honest assessment on your roof.** We can't guarantee that you can find an honest roofer on your own, but we can get you a good contractor that will be honest with you or look at your bid and tell you if it makes any sense to us if you send it over for us to take a look. **(Stick with people you trust, know your numbers and verify stuff with your real estate agents prior to committing to anything).**

Roofing Material: Approximate remaining lifespan (This is an approximate lifespan. A Roofing professional can better assess its realistic lifespan upon request)

10 Years with proper care

We as Home Inspectors are not required by the Standard Of Practice to give you a remaining lifespan for your roofing, but we try to give you some idea of a remaining lifespan for the roof to help you out. If you have concerns with our estimation, we recommend getting a more thorough evaluation from a roofer. Just remember that you can get wide ranging points of view on your roof from different roofers and trade providers (Many can just be trying to sell you a new roof prematurely or through their comprehensive sales presentation). It is always best to run any of your concerns or ideas by your Real Estate agent prior to making a final decision as to the lifespan of the roof and or whether you really need to do something with the roof or what type of roof should go on your home. Just remember that we are trying to assess when the roof was put on, how long the roof has been in place, how they have cared for the roof, the quality of the roofing material, whether it was installed correctly and whether its in adequate shape or needs to be replaced. If we tell you you can get more life out of a roof, it is because we are trying to help you get a more accurate assessment of the roof vs just writing it off and saying that the roof is shot and needs to be replaced. That is for you to discuss with your Real Estate professional prior to doing anything with the roof. Its also really important to know what a roof cost's prior to getting estimates on your roof. For starters, it should be around \$4 per SF for any basic roof replacement. The price can go up or down depending on the complexity, steepness of the pitch, quality of roofing product and other things like sheeting that may need to be replaced as well. Most houses just need 30 Year Composition Roofing. Ask you agent for guidance if needed or call us.

Roofing Material: Layers of Roofing Materials

1 Layer

It is always a good idea to remove the old roofing when installing an new roof. In some instances people will overlay the existing roofing with a new layer of roofing over the old roofing to save time and cost. This is not the best way to do it, but often times is functional. You may also see even see more layers of roofing overlaid with newer roofing. The next time you go to re-roof the home, it is recommended that you remove all of the roofing and inspect the roof sheeting and repair as needed.

Roofing Material: How to look for a roof leak

Here is a good article on how to look for a roof leak:

[Click here for the link](#)

Flashings: Material and Description

Aluminum

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Observations

7.1.1 Roof Accessibility



LIMITED INSPECTION - SAFETY

I was unable to safely walk the entire roof due to its steep slope and or conditions. I inspected the roof-covering materials and components from a ladder and from the ground. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, I recommend that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.

7.1.2 Roof Accessibility



LIMITED INSPECTION BY DRONE

I was unable to safely walk the entire roof due to its steep slope, height and or conditions. I inspected the roof-covering materials and components with a drone and from the ground. Not all portions of the roof were visible with a drone. A full roof inspection will require special safety equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, I recommend that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.

7.3.1 Roofing Material



THE ROOF ON THE HOUSE APPEARS TO BE IN FUNCTIONAL CONDITION AT THIS TIME

I observed no notable visual deficiencies in the condition of the roofing at this time . I recommend regular inspection and care of the roof and I believe this will maintain its function and extend the life of the roof. At times the roof can have a small or significant leak. The leak does not always show itself right away or even at all. If you do find that you have a leak, it is not always a requirement to replace your whole roof. Making repairs can extend the life of your existing roofing without the cost of a full replacement. Just remember that it is an option.

*I recommend blowing off the roof as needed to keep debris off the roof and the gutters clean.

*I also recommend treating for moss as needed to prohibit moss growth. Here is a link for some moss treatment:

[Click here for the link](#)



7.3.2 Roofing Material



THE LOWER ROOF HAS MOSS ON IT

Recommend brushing and blowing it off. This is a good maintenance practice.

Below is a link for some moss control that you can sprinkle on the roof to kill the moss:

[Click here for the link](#)

Recommendation

Contact a qualified roofing professional.



7.3.3 Roofing Material



DOWNSPOUTS DRAIN ONTO LOWER ROOF

This will wear out that area of the roof faster than the rest. It may require repairs prior to replacement of the whole roof.



7.5.1 Underlayment material



#15 FELT PAPER FOR STANDARD ASPHALT ROOFING

The roof appears to have #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

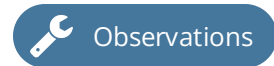
7.6.1 Roof vents/Flapper vents



ROOF VENTS ARE OK



7.7.1 Flashings



NO VISUAL FLASHING DEFICIENCIES

I observed no real deficiencies with the roof flashing at this time.

7.8.1 Plumbing and Combustion Vents



PLUMBING VENT - OK

Plumbing and ventilation boots appear to be in good shape at this time from what I can see.



7.8.2 Plumbing and Combustion Vents

 Observations

COMBUSTION VENT - OK

I don't see any significant issues to note for the combustion venting or cap.



7.10.1 Gutters

 Observations

GUTTERS - OK

Gutters are in good shape at this time. Recommend keeping an eye on the gutters and cleaning as needed if you have trees in the area that may drop debris in them.



7.10.2 Gutters

 Recommendations

GUTTERS IMPROPERLY SLOPED

Gutters in certain areas are sloped incorrectly. This condition can result in water pooling in the gutters, which will encourage corrosion and shorten gutter lifespan. It can also result in spillage and runoff draining to the foundation and or ground below. Recommend repairs as needed.

Recommendation

Contact a qualified gutter contractor



7.10.3 Gutters

GUTTERS CAN BE TRICKY TO UNDERSTAND DEPENDING ON CONDITIONS

 Recommendations

It can be challenging to know if the gutters slope the wrong way or if the gutters are properly attached or functioning properly. If the gutters have been just cleaned or the yard recently landscaped, this can make it difficult to see if this is happening. It is important to check on your gutters when it rains to see if everything is draining properly, etc. It is also important to see if the underground drainage system is actually working when it rains. Sometimes they can be clogged and the rain water gurgles out at the surface because the lines fill up with water and then overflow onto the yard till it stops raining.

*I recommend checking on the gutters and downspouts when it rains to make sure everything is flowing correctly and make repairs if needed.

7.12.1 Downspouts

DOWNSPOUTS DRAIN INTO AN UNDERGROUND DRAINAGE SYSTEM

 Observations

This is a good thing. Just make sure that the gutters are cleaned regularly to make sure the drains do not become clogged and or all of the roof debris that flows into the gutters doesn't plug up the underground drainage system.



7.15.1 Chimney - Steel Vent/Side Vent

CHIMNEY VENT - OK

 Observations


8: INTERIOR - DOORS, WINDOWS, STAIRS, COUNTERTOPS, WALLS/CEILINGS AND FLOORING

		IN	NI	NP	O
8.1	Doors	X			
8.2	Slider doors	X			
8.3	Windows	X			
8.4	Floors - General Condition	X			
8.5	Floors - Carpet	X			
8.6	Floors - Hardwoods/Laminate	X			
8.7	Floors - Vinyl	X			
8.8	Floors - Tile	X			
8.9	Walls and Ceilings	X			
8.10	Trim/Hardware	X			
8.11	Steps and Stairways	X			
8.12	Railings and Handrail	X			
8.13	Cabinets	X			
8.14	Countertops	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Countertops : Countertop

Material

Quartz or Granite

Countertops : Cabinetry

Wood

Walls and Ceilings: Wall Material

Drywall

Quick note:

Most drywall material and mud for the joints installed prior to 1970 may have asbestos in it. Here is a little article explaining it all:

[Click here for the link](#)

*If you have any questions or feel that you want to get it tested, let us know and we can take samples with the owners permission and can send them off to the lab for testing for you. (There is a fee to do this and for the lab testing)

Steps and Stairways: Staircase Requirements

The requirements for staircases, including (but not limited to) dimensions for handrail height, size, allowable projection, and component spacing, and maximum and minimum tread and riser dimensions, will vary according to the standards adopted by the jurisdiction in which a home is located. Here are some basic parameters for stairs and railings:

4" spacing between balusters or spindles.

Stairs should be at 7 3/4" maximum height

The treads should be 10" long at least

No more than a 3/8" variance in the heights of steps

Handrails must be 34-38" tall and should extend to the end of the stairs

Handrails should have a grab rail on one side to hold onto and it should return to the wall at the ends

Now due to the era of the home or the people that have interacted with them over time, you may not see these standards met. The best thing to do is look at all of your stair systems realistically. Do they work? Are they in need of repair or adjustment? Do they need to be upgraded? Were they put in to serve a function, but safety was not considered at the time? If ever you are planning to do a remodel and remove any set of stairs, at that point you will be required to build the new set to the new building standards. Ultimately, it's your decision whether you feel something is ok or if it needs to change. When making any decisions, it is always a good idea to consult a qualified contractor to help you make your decision.

Observations

8.1.1 Doors

DOORS - OK



8.3.1 Windows

WINDOW DOESN'T LATCH/LOCK PROPERLY

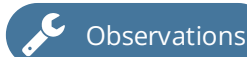
Recommendation

Contact a qualified professional.



8.4.1 Floors - General Condition

KEEP AN EYE ON FLOORING TRANSITIONS



I recommend keeping an eye on these areas and getting in the habit of stepping over them instead of directly on them. Not taking care of these areas will result in the flooring surfaces deteriorating or wearing out prematurely.

When there is carpet not properly transitioned the carpet can fray over time. Also, if there is laminate, debris can get stuck under the laminate flooring.

*The key is to protect the flooring from getting broken down quicker than the other surface or to protect the edges of any floating floor.



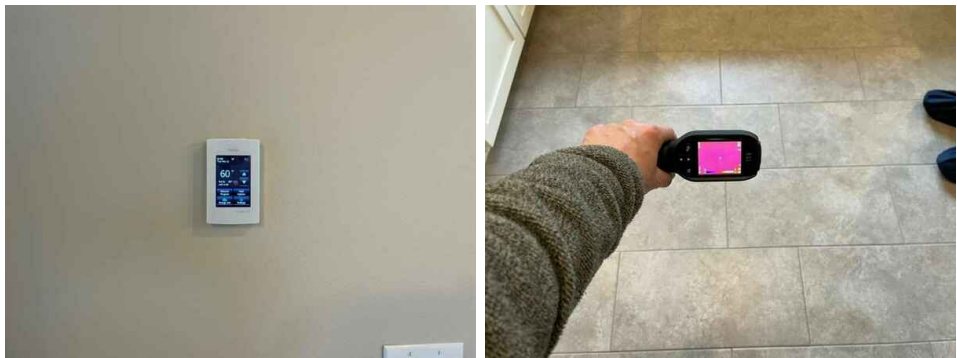
8.4.2 Floors - General Condition

Recommendations

THE HEATED FLOORS WERE NOT WORKING AT TIME OF INSPECTION

MASTER BATHROOM

The thermostat did not turn on the heated floor system in the master bathroom. Recommend resetting the thermostat and troubleshooting to correct the issue

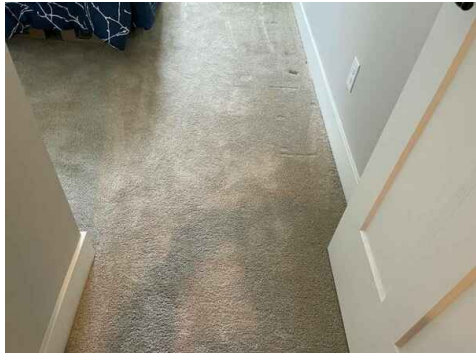


8.5.1 Floors - Carpet

Observations

CARPET - OK

Recommend regular care and maintenance to extend the longevity of the carpet.



8.6.1 Floors - Hardwoods/Laminate

Observations

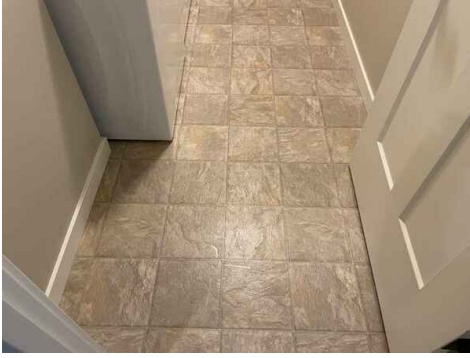
HARDWOOD/LAMINATE FLOORS - OK



8.7.1 Floors - Vinyl

Observations

VINYL FLOORS - OK



8.8.1 Floors - Tile

TILE FLOORS - OK

 Observations



8.9.1 Walls and Ceilings

WALLS AND CEILINGS HAVE AREAS THAT NEED ATTENTION

 Recommendations

I have attached pictures of areas I noticed.

Areas that need attention may have any of the issues noted below:

Small holes in walls or ceilings:

Repair as needed

Stress cracks:

It is not uncommon to see cracks from a house this age. The cracks that I observed do not appear to be impacting the structural integrity of the home from what I can see.

My recommendation is to mitigate any sources for settling (if needed) in the home like water draining up close to the house, roof leaks or fixing any improper construction modifications.

In most cases, you can just tape and repair the cracks as needed.

Nails or screws recessed or popping out:

Protruding or recessed nails should either be removed or filled for repair. Then the drywall should be re-fastened, finished and painted to match the existing wall surfaces as needed.

Paint touch up:

Make sure you get the right color, sheen, brand and series of paint if possible.

Paint color match issues:

I recommend asking the owner or builder for the proper paint color, brand, series and sheen for touch areas.

Door knob holes:

Here is an easy little cover you can use for door stops

[Click here for the link](#)

Uneven texture:

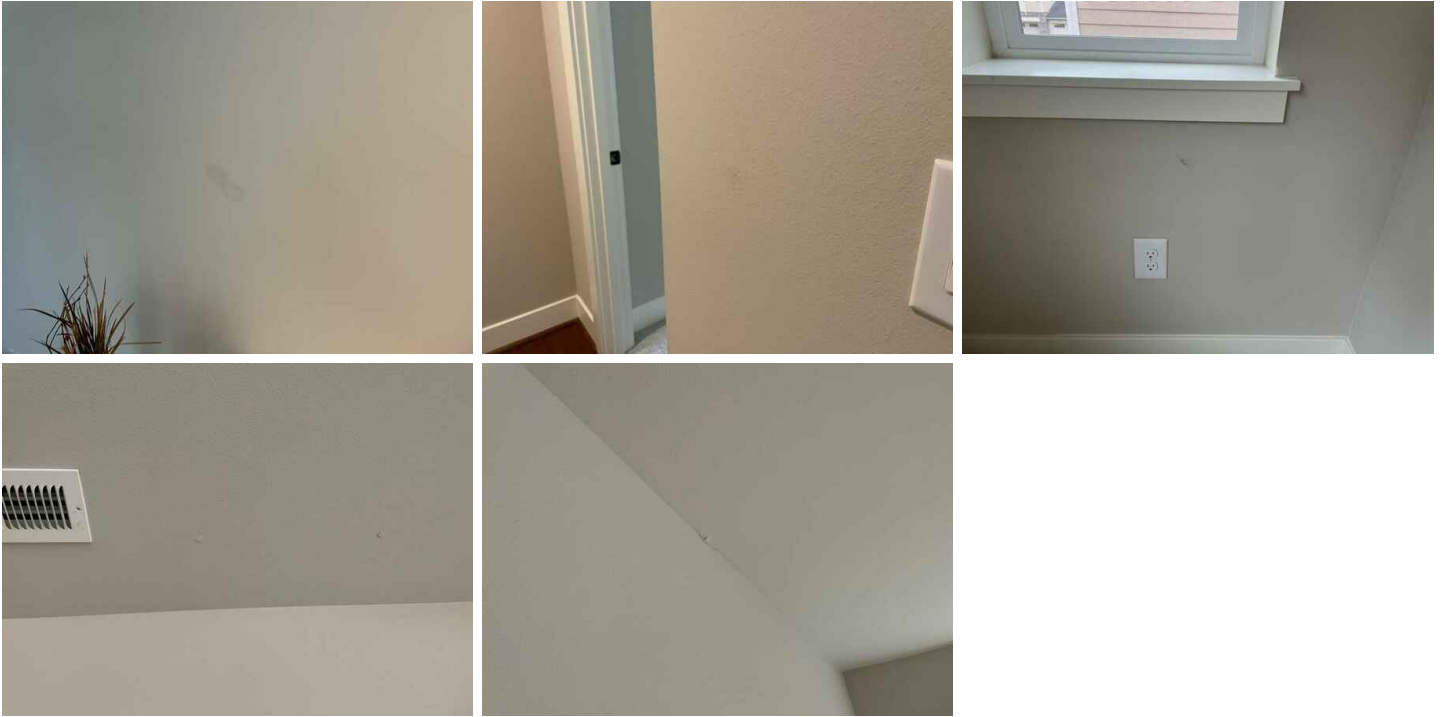
This can be a little tough to fix. I would recommend watching a few You Tube video on the subject and to remember that the key is good prep work before you apply texture and to test your texture spray on a piece of cardboard prior to applying it to the walls or ceilings.

Poor patch work and or texture:

In most cases, the best way to make drywall or wall surface repairs with this kind of texture or repair issue is to remove it and re-texture with a spray on texture.

Ghosting:

This is where you see a variation in the color or sheen on the walls or ceilings from the differential in heat transfer and the reaction of the poor paint applied to the surface. Often times this can be corrected with some good quality paint. Other elements to work on is to make sure the insulation is evenly distributed, and or that there is a proper vapor barrier for the drywall. You can basically use the paint as a vapor barrier if you use a PVA primer prior to painting.



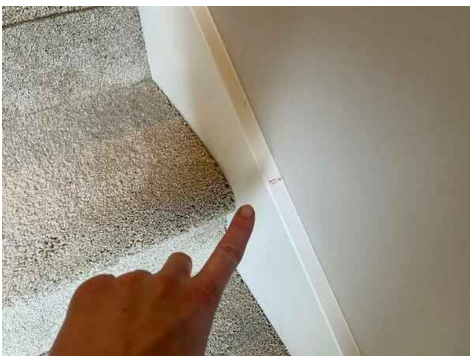
8.10.1 Trim/Hardware

TRIM - NEEDS SOME TOUCH UP

Recommend caulking and painting the trim as needed.



Fireplace Mantle



8.11.1 Steps and Stairways

STAIR SYSTEM - OK

Stairs were in good shape at this time.



8.12.1 Railings and Handrail

HANDRAIL - OK



8.13.1 Cabinets

CABINETS - OK

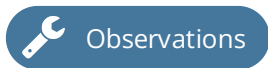
The cabinets are in good shape at this time relative to their age, quality and care.



8.14.1 Countertops

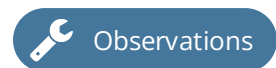
COUNTERTOPS - OK

The countertops are in good shape at this time relative to their age, quality and care.



8.14.2 Countertops

COUNTERTOPS - I RECOMMEND SEALING THE QUARTZ OR GRANITE



Recommend sealing because there is no easy way to tell if the current owner sealed them and this will protect them from any future accidents. Recommend sealing them annually.

*Below is a link for some sealer at Home Depot:

[Click here for the link](#)

Recommendation

Recommended DIY Project

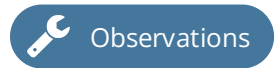
8.14.3 Countertops

COUNTERTOP - GROUT WORK NEEDED

Recommend adding grout and sealing.

Recommendation

Contact a qualified professional.

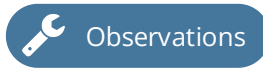


8.14.4 Countertops

COUNTERTOP - RECOMMEND SEALING THE SINK TO THE COUNTERTOP

Recommendation

Contact a qualified professional.



9: APPLIANCES

Information

Oven/Cooktop: Range/Oven

Energy Source

Gas

General Information

General:

Below is information about the inspection process relative to each appliance. Generally we are not required to test the appliances but we do test them whenever possible in an effort to get you as much information as is possible about what you have.

Washing Machine:

When we test the washing machine we do not run full cycles as that is a lengthy process and we would potentially not be there when the cycle finishes. We do ensure that water is running to the unit and that it drains without issue. We do not run the washing machine if there are personal items in it or if it does not convey in the transaction but the washing machine observation should specifically indicate if we did not test it.

Dryer:

We run the dryer to make sure it turns on, heats up and the vent is properly connected to the unit. We do not disconnect the vent to look inside for lint build up. It is always a good idea to have the dryer vents cleaned periodically.

Disposal:

We test the disposals using the available switch.

Dishwasher:

We test dishwashers on the normal cycle to ensure they turn on, drain and do not leak. We do not run full cycles. If there are delicate items in there or someone is using it for storage or something like that we will not run it and will indicate that in the observation.

Oven/Cooktop:

We test ovens and cooktops for function by turning them on, letting them heat up and then turning them off. We do not test them for temperature relative to a setting.

Microwave:

We test the microwave for function but we do not test them for cooking efficiencies or temperatures.

Range hoods:

We test range hoods and vents on microwaves for function and we determine if they are venting to the outside or just back into the kitchen. We also test them to ensure they are drawing air properly.

Refrigerator:

We test the fridge to see if it's running but we do not test them for exact temperatures or efficiency. We also test the ice and water dispenser if you have them.

Observations

9.1.1 Garbage Disposal

DISPOSAL INOPERABLE



The garbage disposal works, but there is no power to the outlet it is plugged into. Recommend troubleshooting the outlet and the switch that controls it.

[Click here for a DIY resource for troubleshooting.](#)

*Plug was inoperable.

Recommendation

Contact a qualified professional.



9.2.1 Dishwasher

 Observations

DISHWASHER - OK

At the time of the inspection, I observed no deficiencies in the condition and operation of the dishwasher from what I could see. It was operated through a rinse cycle.



9.3.1 Oven/Cooktop

 Observations

OVEN - OK

The oven appears to be in good working condition.



9.3.2 Oven/Cooktop

 Observations

COOKTOP - OK

The cooktop appears to be in good working condition at this time.



9.4.1 Microwave

MICROWAVE - OK

Microwave is working at the time of inspection.
Part of the display is dark.



9.5.1 Range Hood

DRAFT HOOD - OK

The draft hood is working at this time.



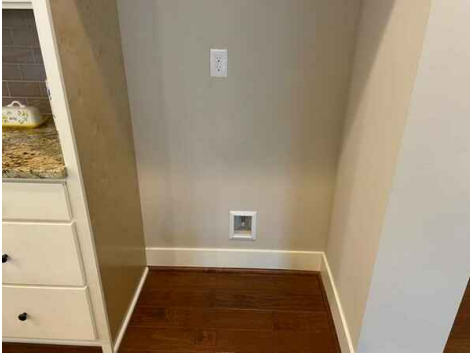
9.6.1 Refrigerator

THERE IS NO REFRIGERATOR

Recommendation

Recommended DIY Project





9.7.1 Washer/Dryer

WASHER/DRYER



The dryer was heating and venting.

The washer was not tested due to no garments to trigger sensor.



9.7.2 Washer/Dryer

RECOMMEND STEEL BRAIDED HOSES



Recommend installing steel braided hoses to the washer.



These are not your washer lines. This is an example of what can happen to non-steel braided lines. They can get a bulge and will eventually burst.

10: PLUMBING

		IN	NI	NP	O
10.1	Main Water Shut-off Device	X			
10.2	Kitchen Sink/Faucet	X			
10.3	Hammer Valves	X			
10.4	Drain Lines	X			
10.5	Sewer Line	X			
10.6	Water Piping	X			
10.7	Water temperature	X			
10.8	Sinks	X			
10.9	Faucets	X			
10.10	Toilets	X			
10.11	Tub Itself	X			
10.12	Tub Controls	X			
10.13	Tub Shower Head	X			
10.14	Tub Surround/Door	X			
10.15	Jetted Tub			X	
10.16	Water Heater Itself	X			
10.17	Water Heater - Drip Pan			X	
10.18	Water heater - Straps and Stand			X	
10.19	Water Heater - Pressure and Temp Relief	X			
10.20	Water Heater - Plumbing/Piping	X			
10.21	Water Heater - Electrical/Venting/Fuel Line	X			
10.22	Fire Sprinkler System			X	
10.23	Well System			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source

Public water

Main Water Shut-off Device:

Location

Garage

Sewer Line: Sewer clean out

location

To the right of house

Water Heater Itself: Power

Source/Type

Tankless

Water Heater Itself: Capacity

50 On demand

Water Heater Itself: Location

Garage

Water Piping: Piping Material

Copper

There are a few different types of piping materials out there and they all have pros and cons to them. Galvanized piping will rust on the inside over time and may to such a degree that it will slow the water flow out of a faucet and you'll eventually want to upgrade it. Copper is a great piping product, but is very expensive these days and can corrode if not properly insulated against other metal piping materials. Pex piping is the new generation of piping that is easy to work with, can expand and contract and hold up if frozen but is easy to cut through or drill through if not careful. CPVC has been around for a while now. It is pretty easy to run, but it can freeze and crack if exposed to the cold and it is easy to break off in the wall if its not properly secured. And last, but not least, Polybutylene. It's kinda been labeled as a bad piping material that breaks down over time from the inside out and can corrode the fittings which can eventually spring a leak un-announced.

*In a nutshell, all plumbing needs to be protected and cared for in different ways. Know what you have and care for it as needed. Its always a good idea to insulate all water lines, properly secure them and run them in the proper way when installing. They also need to be secured properly.

Tub Itself: Tub Overflow Check

Recommend checking the overflow on your tub if you have one to make sure it doesn't leak if the tub water gets too high. This will allow the water to drain off vs overflow into your home.

We don't do this during the inspection because we don't want to have it leak and create damage that would need to be repaired. It's a pretty easy check once you've moved in.

To test it take the cover off, check all the parts and then run the water past the overflow drain.

[Click here for the link](#)

Water Heater Itself: Water Heater Age

0-10 years

*Tank water heaters that are more than 10 years are considered to have lived their life. There is no expiration date on a water heater, but it is good to know where the tank is at in its life cycle. These water heaters can go 20,30 or even 40 years before they need to be replaced, but it is good to know where you are at in that life cycle when buying or selling a home.

*Tankless water heaters are known to last 20 years or longer. Again, there is no expiration date on these water heaters, but it is safe to say that it is considered within its realistic lifespan when the heater is under 20 years old.

Observations

10.1.1 Main Water Shut-off Device

MAIN WATER SHUT OFF

Recommend testing the water shut-off periodically for proper operation.



10.1.2 Main Water Shut-off Device

SPIGOT SHUT OFF





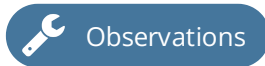
10.2.1 Kitchen Sink/Faucet

THE KITCHEN FAUCET IS OK



10.3.1 Hammer Valves

HAMMER VALVES - OK



10.4.1 Drain Lines

DRAINS AND VENTS - OK



The drains and vents for sinks appear to be properly installed under the sinks. I ran the hot and cold water and everything appeared to run correctly at this time.



10.6.1 Water Piping

WATER LINES ARE OK



I did not see any visible leaks or major problems at this time. Keep an eye on the plumbing under the sinks periodically to make sure everything is ok.



10.7.1 Water temperature

WATER TEMPERATURE PICTURE

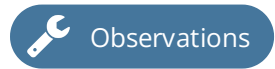


The standard temperature is 120 degrees.



10.7.2 Water temperature

ADJUSTING TEMPERATURE FOR TANKLESS HEATERS



Here is a link for how to turn the water temperature up beyond the pre-set 120 degree maximum temperature:

Rinnai: [Click here for the link](#)

Noritz: [Click here for the link](#)

Navien: [Click Here for the Link](#)

Rheem: [Click here for the link](#)

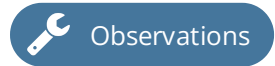
10.8.1 Sinks

SINKS - OK



10.9.1 Faucets

FAUCETS - OK



10.10.1 Toilets

TOILETS - OK



Toilets were working ok at time of inspection.



10.10.2 Toilets

TOILET NEEDS CAULK AROUND THE BASE BY THE FLOOR



Recommend caulking the toilet to the floor to properly seal it. Leave a 1" gap in the back for a leak if ever needed.

Recommendation

Contact a handyman or DIY project



10.11.1 Tub Itself

TUB WAS FUNCTIONAL AT THIS TIME





10.12.1 Tub Controls

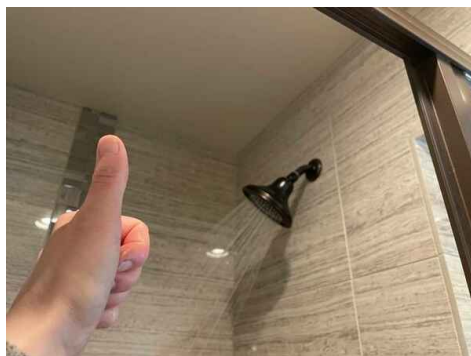
TUB CONTROL VALVE - OK

Tub valve was functioning ok at this time.



10.13.1 Tub Shower Head

SHOWER HEAD - OK



10.14.1 Tub Surround/Door

TUB TILE NEEDS A LITTLE ATTENTION

Recommendations

Recommend adding grout and sealing.

Recommendation

Contact a qualified professional.



10.16.1 Water Heater Itself

WATER HEATER - OK

Observations

The water heater appears to be working correctly at this time and is installed correctly.



10.19.1 Water Heater - Pressure and Temp Relief

PRESSURE AND TEMPERATURE RELIEF - OK


Observations

The pressure and temperature line is not supposed to leak any water unless there is a problem that needs to be addressed. If you ever see water coming out of the water heaters pressure and temperature relief drain line, contact a qualified technician to come take a look.



10.20.1 Water Heater - Plumbing/Piping


WATER HEATER SHUT OFF APPEARS TO BE OK AT THIS TIME

 Observations



10.21.1 Water Heater - Electrical/Venting/Fuel Line

WATER HEATER - ELECTRICAL OR VENTING OK

 Observations



11: HEATING/FIREPLACE

		IN	NI	NP	O
11.1	Heating System	X			
11.2	Filters	X			
11.3	Thermostat	X			
11.4	Ductwork/Radiators	X			
11.5	Fuel Line	X			
11.6	Vents and Flues	X			
11.7	Fireplace/Woodstove			X	
11.8	Gas logs	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating System: Energy Sources

Gas

Heating System: Heat Type

Forced Air

Heating System: Age of Furnace

Under 10 years old

Fireplace/Woodstove: Type

NA

Filters: With All Heating and AC Systems forced air systems - Its really important to change the filters regularly

You may want just setup an auto ship for your filters to come on the intervals that you need per the way your household runs.

*ie - Every 3 months if you have a lot of dust or an active household or your furnace fan is on all the time. Every 6 months if you keep a really clean house and not a lot of activity, pets and or dust, etc.

Observations

11.1.1 Heating System

FURNACE - OK



The furnace or heating system appears to be in good working condition at this time. It is always a good idea to have a certified heating contractor or electrician take a look at the equipment periodically. It is also a good idea to get the furnace serviced when buying a house.

*It is kind of an industry standard that a furnace system has lived its life after 20 years. That does not mean that the furnace somehow has an expiration date on it for 20 years, just an industry standard that is passed around. You may get a service provider that will state this to you at or around this timeframe. I would always recommend running this by your Real Estate agent prior to making any purchases or upgrades. They can guide you on pricing and what works for your given home in its location and or neighborhood.



11.2.1 Filters

FILTER - OK



I found no problem with the filter at this time. I recommend checking it every 6 months and replace or clean as needed.

11.3.1 Thermostat

THERMOSTAT - OK



The thermostat is working at this time.

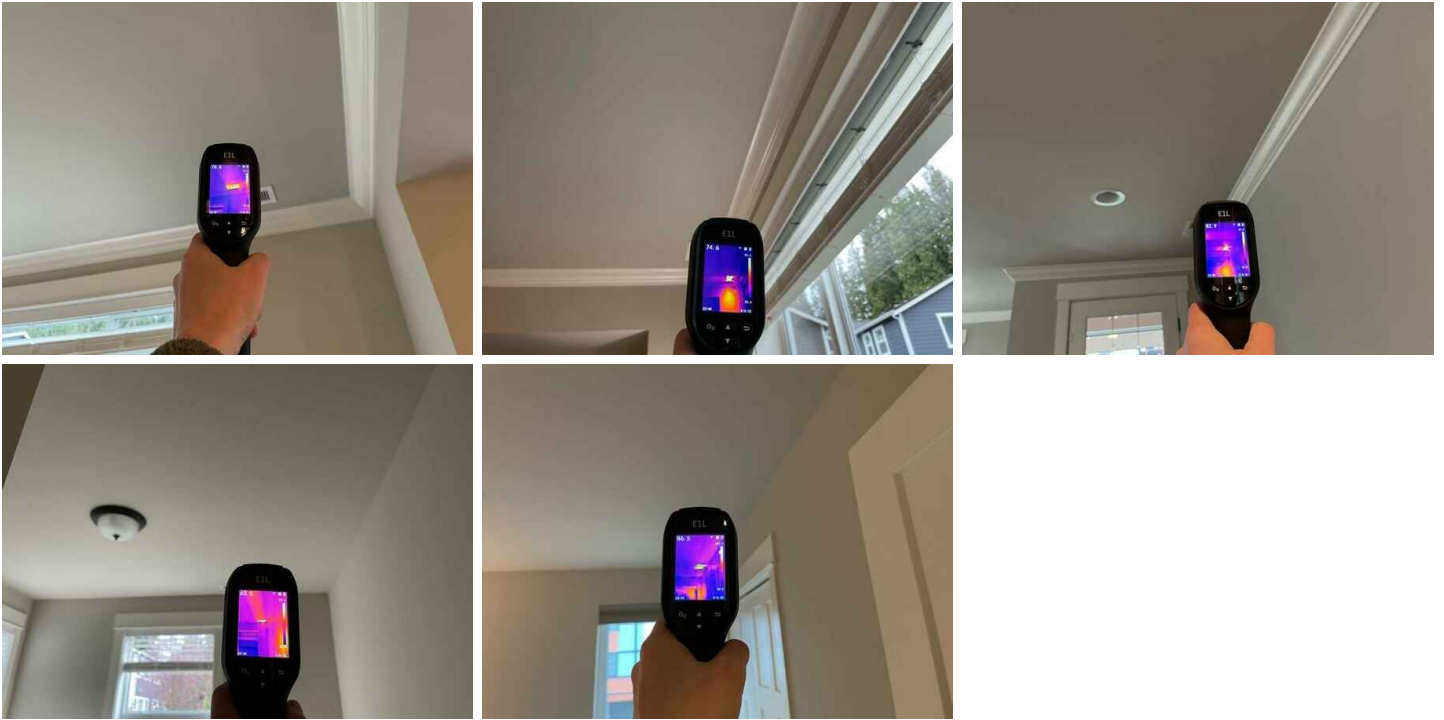


11.4.1 Ductwork/Radiators

THE REGISTERS APPEAR TO BE PRODUCING HEAT



The registers were showing heat at the time of inspection.



11.4.2 Ductwork/Radiators

RECOMMEND CLEANING OUT THE DUCT WORK

 Recommendations

I recommend vacuuming out the ducts as needed.

*There are service providers that can both clean out the ducts and then deodorize as needed.


Recommendation

Contact a qualified professional.




11.5.1 Fuel Line

FUEL LINES OK

 Observations

11.6.1 Vents and Flues

VENT/FLUES - OK

 Observations

Exhaust pipes appear to be installed correctly at this time.



11.8.1 Gas logs

GAS LOGS - OK

Gas fireplace is working at time of inspection.



12: ELECTRICAL

		IN	NI	NP	O
12.1	Panel / Sub-panels	X			
12.2	Circuits/Breakers/Fuses	X			
12.3	Low Voltage Panel	X			
12.4	Backup Generator			X	
12.5	Electric Car Plug In			X	
12.6	Lighting Fixtures	X			
12.7	Bathroom/Utility Room Fans	X			
12.8	Switches	X			
12.9	Plugs	X			
12.10	Junction Boxes/Wiring	X			
12.11	GFCI & AFCI	X			
12.12	Ceiling Fans	X			
12.13	Smoke Detectors	X			
12.14	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Panel / Sub-panels: Main Panel
Location
 Garage

Panel / Sub-panels: Service Size
 200 Amp

Circuits/Breakers/Fuses: Wiring Type
 Romex

Observations

12.1.1 Panel / Sub-panels

PANEL - OK

The electric panel appears to be operational at this time.



Observations



12.2.1 Circuits/Breakers/Fuses

BRANCH CIRCUIT WIRING - OK

I found no issues with branch circuit wiring at the panel or throughout the home that I can see.



Observations



12.3.1 Low Voltage Panel



YOU HAVE A LOW VOLTAGE PANEL

Just want you to be aware of what this is and where it is.



12.6.1 Lighting Fixtures

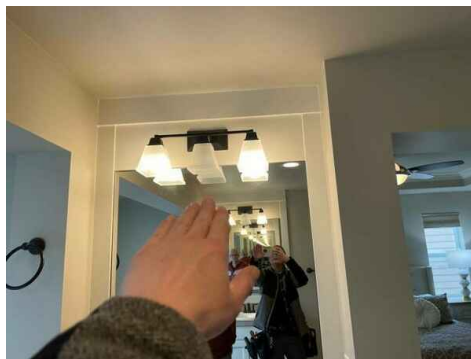


LIGHT NEEDS ATTENTION

A light did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, I recommend that an evaluation and any necessary repairs be made by a qualified electrical contractor.

Recommendation

Recommended DIY Project



12.7.1 Bathroom/Utility Room Fans




FANS ARE WORKING AT THIS TIME

Fans appear to be operating at this time.



12.7.2 Bathroom/Utility Room Fans

 Observations

THE WHOLE HOUSE FAN CONTROL

I've attached an article about what a whole house fan is and how to use it.

[Click here for the link](#)



12.7.3 Bathroom/Utility Room Fans

 Recommendations

WHOLE HOUSE FAN AIR FLOW

Door must be left open or a vent needs to be cut into the wall for the whole house fan to be effective.

Recommendation

Contact a qualified professional.



12.8.1 Switches

 Observations

SWITCHES - OK

Overall, the plugs and switches that I was able to test were working fine.

12.9.1 Plugs

PLUG FOR GARBAGE DISPOSAL DOESN'T WORK

 Recommendations

There is a plug connected to a switch that is not receiving power. Recommend repair or replacement of any non-working plugs as needed.

Here is a link for what a GFCI is and how much they cost:

[Click here for the link](#)

Recommendation

Contact a qualified electrical contractor.




12.10.1 Junction Boxes/Wiring

JUNCTION BOXES - OK

 Observations

12.11.1 GFCI & AFCI

GFCI'S - OK

 Observations

All GFCI plugs that I was able to test are in good working order at this time.

12.12.1 Ceiling Fans

CEILING FANS ARE OK

 Observations



12.13.1 Smoke Detectors

SMOKE DETECTORS - OK

 Observations

The smoke detectors that are present are working at this time.

*If the units are old and or turning yellow, this is a sign that they are probably old and are in need of replacement.

*Here is a little article explaining why smoke detectors turn yellow over time:

[Click here for the link](#)



12.14.1 Carbon Monoxide Detectors

CO DETECTORS - OK

All CO detectors are working at this time.

*If the combination smoke and CO ceiling mount units are old and or turning yellow, this is a sign that they are probably old and are in need of replacement. Here is a little article explaining why smoke detectors turn yellow over time:

[Click here for the link](#)



13: GARAGE

		IN	NI	NP	O
13.1	Floor	X			
13.2	Walls & Firewalls	X			
13.3	Garage Door	X			
13.4	Occupant Door (From garage to inside of home)	X			
13.5	Detached Garage			X	
13.6	Garage Stairs	X			
13.7	Roof framing (Detached Garage)			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Door: Material

Steel

Observations

13.1.1 Floor

CONCRETE FLOOR IS IN ADEQUATE SHAPE



Observations

No signs of large cracks, settling or major stains on the concrete floor at this time. It is not uncommon to see some cracking of slabs. You want to watch for cracks that are greater than 1/4" wide or have a height differential. You have neither at this time.



13.2.1 Walls & Firewalls

FIREWALL - OK



Observations

Garage firewall is in good shape at this time based on the age of the home.



13.3.1 Garage Door

GARAGE DOOR - OK



Observations

The garage door is working properly at this time. Both of the sensors are working at this time.



13.4.1 Occupant Door (From garage to inside of home)

 Observations

DOOR - AUTO CLOSSES

Found no major issues with the fire door to the garage at this time.



13.6.1 Garage Stairs

 Observations

GARAGE STAIRS - OK



14: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
14.1	Attic Access/Door	X			
14.2	Attic overall condition	X			
14.3	Roof framing and supports	X			
14.4	Attic Insulation	X			
14.5	Attic Space Air Ventilation - Soffit/Gable and Ridge Vents	X			
14.6	Attic Ventilation Fan Present or Needed	X			
14.7	Attic Ductwork	X			
14.8	Bath, Hood, Exhaust Vent Connections	X			
14.9	Wiring in the attic	X			
14.10	Bees or Rodents in the attic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Space Air Ventilation - Soffit/Gable and Ridge Vents:

Ventilation Types

Soffit Vents, Roof vent

Attic Ventilation - Standards

Ventilation methods and level of thermal insulation may affect the lifespan or performance of the roofing materials, home energy efficiency, or comfort levels. Often times it can be as simple as installing additional roof vents to cure a problem. But in some instances, the duration of improper ventilation may have had an impact on the overall condition and lifespan of the existing attic space, roofing and or sheathing. (It is recommended that you have 1 vent for every 150 SF of attic space and that you have cross ventilation at the soffits or eaves and up at the ridge.)

Observations

14.1.1 Attic Access/Door

PICTURE OF ACCESS DOOR





14.3.1 Roof framing and supports

 Observations

I DO NOT SEE ANY ROOF SUPPORT ISSUES AT THIS TIME

Here are a couple things to note in regards to roof supports:

You should never cut an engineered truss in the attic or over a porch as they are designed for specific loads. If for some reason you have to cut a truss, you should contact an engineer and get them re-engineered.

If you cut a roof collar tie or a pony wall in the attic, you should take measures to properly support before cutting and after any cuts have been made.

You can also install additional supports for rafters as needed. More support never hurts.



14.4.1 Attic Insulation

 Observations

ATTIC INSULATION - OK

The attic insulation appeared to be in good order at this time.



14.5.1 Attic Space Air Ventilation - Soffit/Gable and Ridge Vents

 Observations

GOOD CROSS VENTILATION AT THIS TIME

Attic has good cross ventilation from the soffit vents and the roof vents from what I can tell at this time.



14.7.1 Attic Ductwork

 Observations

THE DUCTWORK APPEARS TO BE SEALED AND INTACT AT THIS TIME

Recommend periodically going up there to make sure everything is still attached and functioning. You may also need to go up there and check on a furnace or furnace filter if that is where it is located.



14.8.1 Bath, Hood, Exhaust Vent Connections

 Observations

BATHROOM, RANGE HOOD VENT AND/OR FURNACE AND WATER HEATER VENT CONNECTIONS APPEAR TO BE OK

Recommend checking on these connections periodically to make sure all of them are always properly connected.



14.9.1 Wiring in the attic

 Observations

THE WIRING IN THE ATTIC APPEARS TO BE OK AT THIS TIME FROM WHAT I CAN SEE

The wiring appears to be fine from what I can see. I would keep an eye on the attic periodically and make sure that there are not exposed wiring connections that are not secured inside of a jbox.

14.10.1 Bees or Rodents in the attic

NO APPARENT ISSUE WITH BEES OR RODENTS IN THE ATTIC AREA



15: CRAWLSPACE

		IN	NI	NP	O
15.1	Crawlspace Access/Condition	X			
15.2	Crawlspace Ventilation	X			
15.3	Crawlspace Moisture	X			
15.4	Vapor Barrier	X			
15.5	Insulation	X			
15.6	Framing	X			
15.7	Crawlspace Pests	X			
15.8	Crawlspace Ductwork			X	
15.9	Crawlspace Plumbing	X			
15.10	Crawlspace Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Inside access

Vapor Barrier: 6 mil vapor black vapor barrier

It is recommended that you place a 6 mil black vapor barrier over any exposed soils to reduce moisture levels in the crawlspace.

Observations

15.1.1 Crawlspace Access/Condition

PICTURE OF CRAWLSPACE ACCESS

Recommend keeping this hatch properly sealed.



Observations



15.1.2 Crawlspace Access/Condition

CRAWLSPACE IS SUFFICIENTLY CLEAN

It is a good idea to keep this area clean and to check it periodically for any evidence of rodents or water intrusion.



Observations

15.2.1 Crawlspace Ventilation

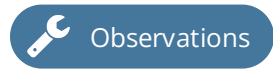


CRAWLSPACE VENTILATION - OK

From what I can see, it appears that the crawlspace is properly vented with foundation vents.



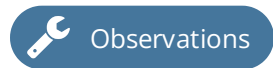
15.3.1 Crawlspace Moisture



THERE IS NO VISUAL SURFACE MOISTURE

It is a good idea to keep this area dry and to check it periodically for any evidence of rodents or water intrusion.

15.4.1 Vapor Barrier



VAPOR BARRIER - OK

The 6 mil black vapor barrier appeared to be in good condition at this time.



15.5.1 Insulation



INSULATION - OK

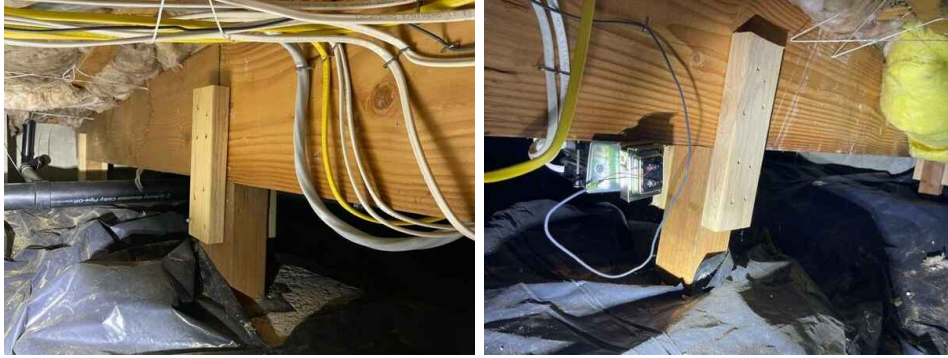
The insulation appears to be intact at this time.



15.6.1 Framing

 Recommendations**FLOOR FRAMING - FUNCTIONAL**

Floor framing is functional at this time from what I can see. Over time, houses can settle which is normal. The key is to make sure any water is directed away from the structure and or possibly removed from the crawlspace as needed. Also, older post and beam construction can settle over time and you may need to replace or lift and adjust a support as needed if you deem it necessary. Houses can settle over time and this is normal. The key is to control what you can like undue water from draining near the house for years that can have an effect on the soil settling over time.



15.7.1 Crawlspace Pests

 Observations**THERE IS NO VISUAL EVIDENCE OF PEST ACTIVITY**

15.9.1 Crawlspace Plumbing

 Observations**PLUMBING - OK**

Plumbing appears to be in good shape at this time. Recommend periodically checking the plumbing for any issues.

15.10.1 Crawlspace Electrical

 Observations**ELECTRICAL - OK**

16: BUILDING PERMITS

		IN	NI	NP	O
16.1	Construction Cleanup			X	
16.2	Were Permits Pulled			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

17: MAINTENANCE LIST/SCHEDULE

		IN	NI	NP	O
17.1	Maintenance Schedule	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Maintenance Schedule: Maintenance Item List

Here is a list of **General Maintenance Items** for the home. In order to maintain any home properly, it should become a common practice to perform certain maintenance functions periodically either by yourself or to call a specialized professional. Without proper maintenance, areas of the home can either break down, deteriorate or stop functioning prematurely.

Interior:

Range hood clean filters - (Winter / Spring / Summer / Fall)

Laundry - check for leaking hoses, dryer vent problems, lint build up around dryer or exhaust (Spring / Fall)

Crawlspace - check for unusual odors, standing water, insulation falling down, ductwork disconnected (Winter / Summer)

Attic - use a bright light, look for stains, mold or mildew, look for daylight around penetrations, disconnected vents (Winter / Summer)

Grout - check/maintain all grout, seal twice a year or as otherwise directed on grout sealant (Winter / Spring / Summer / Fall)

Caulking - check/maintain around tubs, shower enclosures, backsplash to counter joints, sinks, etc. (Winter / Summer)

Ceilings/Walls - look for nail pops, cracks, and stains. Address any water stains promptly, repair leaks. Note any significant changes that may indicate problems. Fill /repair/paint as needed. (Winter /Summer)

Window Sills/Trim - check and caulk/paint as necessary (Winter /Summer)

Safety Equipment Checks - replace batteries and test all smoke & carbon monoxide detectors. Check fire extinguishers, test all GFCIs outlets/breakers and all AFCIs breakers in panel (if equipped) (Spring /Fall)

Windows/Sliding Doors - clean tracks and lubricate mechanisms. Repair any locks or faulty counter balances. (Spring / Fall)

Doors - check weather striping, caulk, door sweeps, stops, caulk and paint/stain (Spring / Fall)

Cabinets - check adjust tighten all doors, hardware, hinges, catches (Winter / Summer)

Air filters - change/clean them during heating or cooling season, more frequently if you have pets or allergies. (every 60 days during heating/cooling seasons. Adjust to longer intervals if the filter appears too clean)

Fan forced electric wall heaters - vacuum and clean Heating systems (Fall)

Oil furnaces and all boilers systems - have professional check and repair annually (Fall)

Gas forced air furnaces - have professional checks at 5 years, 10 years and then every year thereafter (** Make sure you have working carbon monoxide detectors annually **)

Exterior:

Wash - vinyl siding, bricks, balconies (Spring)

Siding - inspect, caulk, repair/paint/stain as required (Spring / Fall)

Decks - stain/paint as required. Check posts, beams, railings, pickets, stairs and handrails regularly. If there is any significant movement, rot, loose railings, etc., repair or replace at once. (Winter / Spring / Summer / Fall)

Balconies - if you have waterproof balconies, clean and inspect for any leaks, check drains (Winter / Summer)

Gutters and Downspouts - clean, check mounts, drains, look for leaking end caps or joints repair as needed (Spring / Fall)

Drains - check drains in driveways, stairwells and yards frequently during rainy periods (Winter / Spring / Fall)

Sprinkler systems - assure they are not soaking the home or crawlspace vents, etc (Spring / Summer / Fall)

Hose bibs - winterize non frost free spouts, disconnect all hoses (Winter)

Landscaping - keep all plants trimmed away from the building, keep mulch from getting closer than 3 from siding (Spring / Summer)

Other optional equipment If you have a **septic**, keep it pumped regularly. (Have it checked at 3-5 years depending on the size of your family and usage)

Be sure to maintain **wells**, (periodic shocking and testing recommended.)

If you have a **sump pump**, test it yearly.

Be sure to **walk around your home in the rain** and see how the gutters, downspouts, splash-blocks & drains are working. Never allow water to puddle next to the home or to come in contact with the structure.

18: WAC (EXCLUSIONS AND LIMITATIONS)

		IN	NI	NP	O
18.1	WAC Standards of Practice				

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof / Gutters / Chimney

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Heating/Fireplace

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Crawlspace

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. (ie - standing water, feces, rodent activity, etc.) B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

WAC (Exclusions and limitations)

WAC 308-408C-030

EXCLUSIONS AND LIMITATIONS.

Inspectors are not required to:

- (1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.
- (2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.
- (3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
- (4) Determine the operating costs of any systems or components.
- (5) Determine the acoustical properties of any systems or components.
- (6) Operate any system or component that is shut down, not connected or is otherwise inoperable.
- (7) Operate any system or component that does not respond to normal user controls.
- (8) Operate any circuit breakers, water, gas or oil shutoff valves.
- (9) Offer or perform any act or service contrary to law.
- (10) Offer or perform engineering services or work in any trade or professional service other than home inspection.
- (11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a preinspection agreement.
- (12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.
- (13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.
- (14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.
- (15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

(16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.

(17) Dismantle any system or component, except as explicitly required by the SOP.

(18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.

(19) Inspect or comment on the condition or serviceability of elevators or related equipment.

(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.