



Inside Out
INSPECTOR SERVICES

Licensed Home Inspector
office: 206.431.5807
scheduling@insideoutbi.com
www.insideoutbi.com

When Details Matter.
Serving Western Washington.

12345 Dreamhome Lane, KiPiSn, WA 98321

Client(s): Happy Homeowner
Agent(s): Savvy Agent
WSDA ICN: Sample Report 2018



Inside Out Building Inspection Inc.

WA DOL Licensed Home Inspectors
 WSDA Licensed Structural Pest Inspectors



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Date: November 09, 2018

Happy Homeowner
1234 Haoma Lane
Seattle, WA 98115

RE: 12345 Dreamhome Lane, KiPiSn, WA 98321

Dear Happy Homeowner,

Thank you for choosing Inside Out Inspection Services. Every effort was made to provide you with a thorough, high quality buyers full inspection with full report. We hope the information in this report proves to be valuable. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please do not hesitate to call. If you are satisfied with the service you received, please recommend Inside Out Inspection Services to your friends. **A referral is the greatest compliment we could ever receive.**

A real estate inspection is a survey of the basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide you, the client, with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions are only included for your information and are not exhaustive.

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The report lists findings that, in accordance with the American Society of Home Inspectors (ASHI) Standards of Practice and Washington Administrative Code 308-408C-030 (WAC). Please read the full report thoroughly so that you can address any issues you feel necessary. We recommend that further evaluation of such items and cost estimates be conducted prior to close by a qualified, licensed contractor.

This inspection is a single family home. The structure was built in 1927. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. This inspection looks for items that are not functioning as intended. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert in individual fields for any repairs or further inspection. The utilities were on at the time of the inspection.

The home was unoccupied at the time of the inspection. This home has been vacant for an undetermined amount of time and the home inspector considers this while inspecting. The home, along with its systems and components, are meant to be used. A fully functioning home requires proper use, care, and maintenance. A vacant home has no one to take care of it. Deterioration is an ongoing process that does not halt simply because a residence is vacant. We recommend that during the escrow period you compile a contact list of qualified service personnel (plumber, electrician, appliance repair, etc.) to assist you in the event of an emergency during the move-in process.

The most common problem associated with vacant homes are plumbing leaks. When water faucets are not used for a long time, their rubber o-rings can dry out and harden, so the simple act of turning the faucet on at the time of the inspection might damage the hardened o-ring. When you move in, your first operation of the same faucet actually dislodges the o-ring fragments and the faucet starts leaking. This is a consequence of what happens with vacant homes that are not lived in and maintained on a daily basis.

Other frequent problems discovered during the inspection of vacant homes include flooding due to plumbing leaks; damaged plumbing and heating equipment due to either flooding or vandalism; damaged plumbing due to freezing winter conditions; damaged interior walls, floors, and ceilings due to roof leaks; mold growth due to extended periods of water intrusion; mechanical and electrical defects due to lack of maintenance to the home; and non-professional repairs. Any such issues discovered during our inspection are further detailed in this report.

A fee of \$795.00 has been paid. Please see the attached invoice for further details. Please see the attached invoice for further details. A FREE home warranty is included with FULL home inspections if requested (email your inspector to accept the warranty). You **MUST** accept the warranty by sending an email with your permission to accept. Due to new privacy laws we are unable to share your contact information with a third party without your permission. An attachment explaining the warranty information is provided at the end of the inspection report.

Sincerely,

Reis Pearson, Licensed Home Inspector
WA DOL #359, WSDA SPI #71788
[Inside Out Inspection Services](#)
4701 SW Admiral Way, #285
Seattle, WA 98116
206.431.5807 (o); 206.909.6385 (c)
reis@insideoutbi.com

Comment Key or Definitions

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

Acceptable (A) = The item, component, or unit was visually observed and (if no other comments were made) appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component, or unit was not inspect and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

 **Repair or Replace (RR)** = The item, component, or unit is not functioning as intended, warrants attention, or needs further inspection and should be evaluated by appropriate trade professionals. These items may require significant cost and/or labor in order to repair or replace. Items, components or units that can be repaired to satisfactory condition may not need replacement.

 **Safety (S)** = The item, component, or unit is considered to be harmful or dangerous to its occupants, due to its presence or absence in the structure. These items may require significant cost and/or labor in order to repair or replace. Items should be evaluated by appropriate trade professionals.

 **Maintenance (M)** = The item, component, or unit is considered normal or routine in maintaining a home. Suggestions are made to improve the overall appearance and function of the home and its systems.

 **Conducive Conditions for Pests (CC)**= The item, component, or unit could contribute to the presence of wood destroying organisms or there is evidence of wood destroying organisms at the time of the inspection. Further evaluation by a qualified Pest Control Operator is recommended.

 **Update/Upgrade Recommended (U)** = The item, component, or unit is recommended to be repaired, upgraded, or replaced in order to satisfy newer safety standards. This item is only used in older construction where newer technology is not a requirement, but may be of interest to the client as an upgrade.



This inspection report is for exclusive private use of the "Client"

Property Information

Property Address: 12345 Dreamhome Lane, KiPiSn, WA 98321 **WSDA ICN#:** Sample Report 2018

Inspection Date/Time: 11/9/2018, 08:30 AM - 12:30 PM

Type of Inspection: Property Transfer, Sewer Inspection

Type of Building: Single Family (2 story w/basement), 2-Car Garage (detached)

Age of Building: 1927

Occupied: No, Vacant for undetermined amount of time. **Utilities On?:** Yes **Tanks/Pumps:** Evidence of two oil tanks, It is important to verify they have been properly decommissioned, Sewage pump - Verified Operation

General Conditions

Weather: Clear **Soil Conditions:** Dry; *general.sm.Precipitation* **Temperature:** 68 F **Present:** Client and their agent

Entrance Faces: East **Remodeling/Additions:** Yes **Permits Obtained:** No **Disclosure Form:** None observed

Client/Agent Information

Client(s): Happy Homeowner

Client(s) address: 1234 Haoma Lane, Seattle, WA 98115

Client(s) email: scheduling@insideoutbi.com, ,

Agent(s): Savvy Agent, , ,

Agents(s) contact information: 4701 SW Admiral Way, #285
Seattle Washington 98116

,
206.431.5807

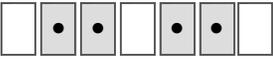
reis@insideoutbi.com,

1. Exterior

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

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A NI RR S MM CC U Items

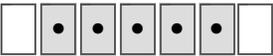


1.0 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS, FENCE AND RETAINING WALLS

Driveway: Concrete, Pavers

Comments:

- (1) Seawalls are not inspected.
- (2) Tree planted too near the foundation of the garage and roots may cause damage to the foundation. An evaluation by a qualified arborist is recommended to estimate services required to repair this problem.
- (3) Vegetation contact at the exterior. Recommend a minimum of 12-18" separation to reduce the possibility of moisture wicking.
- (4) The ground drain located at the right side (facing front) of the building will need periodic cleaning and maintenance.
- (5) The tree limbs that are in contact with roof or hanging near roof should be trimmed.
- (6) Wood to soil contact (when deteriorated can lead to pests) at the front of the building. Soil separation of 4-6" is recommended to prevent deterioration.
- (7) There is a negative slope at the right side (facing front) of the building and at the left side (facing front) of the garage that can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



1.1 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Appurtenance: Balcony, Covered porch, Roof top deck, Sidewalk

Extra Info : The roof top deck material was not accessible or visible at the time of inspection.

Comments:

- (1) The area below the deck at the rear of the building was inaccessible at the time of inspection. Be advised that hidden or latent defects may exist in these areas that are not mentioned in this report.
- (2) Deck built on grade, unable to inspect the underside. A minimum clearance of 4-6" between earth and wood members is advised to prevent wood deterioration. A minimum of 12"-18" Is recommended between untreated beams and joists.
- (3) The flashing at the deck ledger board at rear of the building is missing or not visible. Water can penetrate into the building. A qualified contractor should repair or replace as needed.
- (4) The elastomeric coating on the upper level balcony at the rear of the building needs to be cleaned and sealed to prevent deterioration. This is evidence of water intrusion at the. Further, invasive, investigation is necessary to determine extent of damage. A qualified contractor should repair or replace as needed.
- (5) The wood guardrail(s) on upper level balcony at the rear of the building is missing a coping/cap flashing and is damaged by water intrusion. Further deterioration can occur if not prepped and sealed or painted. A qualified contractor should repair or replace as needed.
- (6) Visible signs of water intrusion at the underside of the upper level balcony and at the ceiling in the interior are present from water stains on the soffit boards and from blistering of paint at the interior. I am unable to determine the extent of intrusion or how often it occurs. Water intrusion can lead to more costly repairs and increase damage if not corrected. Further, invasive, investigation

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is necessary to determine the extent of damage. Recommend further evaluation for repair by a qualified contractor.

+ (7) Guardrail recommended if walk-off is greater than 30". Recommend repair.

+ (8) The hand/guard rail for the exterior does not return to newel post. A fall or injury could occur if not corrected. I recommend repair as needed.

+ (9) The deck band is not attached properly to the wall or band of the home. It should be constructed with a minimum 1/2" lag screws or bolts with washers. Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel. Placement of Lag screws or bolts at the deck ledger shall be placed 2 inches in from the bottom or top of the deck ledgers and between 2 and 5 inches in from the ends. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger. Screws must be installed into a stud or rim board with sufficient thickness. Screws can be installed over sheathing provided it is structural sheathing (OSB or plywood). When installed into a stud a minimum edge distance of 3/8" must be maintained. Ledger may not be installed over siding or stucco, it must be fastened directly to the rim joist, or stud. In most jurisdictions, balconies/decks can not be installed to a cantilevered floor system. Rim board must be at least 1 1/2" thick based on NDS calculations. More information on proper securing of your deck can be found at <http://www.safestronghome.com/deck/>.



1.2 WALL CLADDING, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS

Siding/Trim Material: Brick veneer, Cement-Fiber, Composite board/Engineered wood products, Stucco, Wood

Comments:

+ (1) There are areas of missing/deteriorated mortar. The front of the building need to have tuck point repairs done. A qualified contractor should inspect and repair as needed.

+ (2) The siding is deteriorated on bottom edge along the garage/carport. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.

+ (3) Missing/deteriorated caulking. Recommend repair to prevent moisture intrusion.

+ (4) Protrusions/holes should be caulked/sealed to prevent moisture intrusion. Recommend repair.

+ (5) Planter against the side of building. Recommend removal of planter to prevent damage to the structure.

+ (6) Missing/peeling/chipping paint/stain at areas around the exterior. Recommend painting/staining deteriorated areas in near future to prevent further damage.

+ (7) There is no flashing at the transitions between different siding/trim. Installing flashing will prevent moisture accumulation and prolong the life of these areas. There was no visible damage at time of inspection. This is for your information.

+ (8)

Fiber cement is a composite material made of sand, cement and cellulose fibers. The external cladding products require very little maintenance once installed and painted. The thicker/denser fiber cement products have excellent impact resistance but the thinner less dense products need to be protected from impact. Compared to wooden siding, fiber cement is not susceptible to termites or rot. The average life expectancy (properly maintained) is 50+ years, <http://www.improvementcenter.com/siding/exterior-siding-materials-how-long-they-last.html>

+ (9)

Composite board or engineered wood siding products are engineered to eliminate flaws, resist deterioration, and be cost effective to install and maintain. The boards are coated with a moisture-resistant overlay that is embossed with a cedar-grain pattern for an authentic appearance. With most of these products the process includes treating each wood wafer with zinc borate, using a heavy-duty exterior glue, and pressing the product under heat and pressure, results in one solid piece of wood. The average life expectancy (properly maintained) of these products is 30 years, <http://www.improvementcenter.com/siding/exterior-siding-materials-how-long-they-last.html>

+ (10)

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A NI RR S MM CC U Items

True "brick homes" are constructed block-upon-block to hold up the house, whereas brick veneer siding is held up by the house itself. It is real masonry, but like any other siding, it is simply a single layer overlaying the original wooden framework of a house. Using small metal ties, this faux "brickwork" is secured to the home, allowing for a small gap of air between the pre-existing exterior wall and the new exterior facade. The mortar between the brick needs regular maintenance and can be expensive to repair if left unattended. The average life expectancy of brick (properly maintained) is 100+ years, <http://www.improvementcenter.com/siding/exterior-siding-materials-how-long-they-last.html>

 (11)

Traditional stucco is a mortar mixture made from aggregates, binding agents, and water. Today's recipes typically include silica sand, Portland cement, lime, and water. Some formulas add fibers and acrylics to the mix to improve strength and flexibility. The mixture is then applied over a wire mesh lathe. While most traditional stucco is applied in three coats, a modern variation - one-coat stucco - only requires a single application. The average life expectancy of traditional stucco (properly maintained) is 75+ years, <http://www.improvementcenter.com/siding/exterior-siding-materials-how-long-they-last.html>

 (12)

Wood siding/trim is very versatile in style and can be used on a wide variety of building structures. It can be painted or stained in any color palette desired. Wood siding/trim requires more maintenance than other popular solutions, requiring treatment every four to nine years depending on the severity of the elements to which it is exposed. Wood is a moderately renewable resource and is biodegradable. However, most paints and stains used to treat wood are not environmentally friendly and can be toxic. Wood siding can provide some minor insulation and structural properties as compared to thinner cladding materials. The average life expectancy (properly maintained) is 30+ years, <http://www.improvementcenter.com/siding/exterior-siding-materials-how-long-they-last.html>



1.3 DOORS (Exterior)

Exterior Entry Doors: Metal/Glass, Wood, Wood/Glass

Comments:

  (1) Missing/deteriorated caulking. Recommend repair to prevent moisture intrusion.

  (2) Missing/peeling/chipping paint/stain at areas around the exterior. Recommend painting/staining deteriorated areas in near future to prevent further damage.



1.4 WINDOWS

Comments:

 (1) The seals between glass panes are failing at some windows. Replacement is necessary for repair.

  (2) Missing/deteriorated caulking. Recommend repair to prevent moisture intrusion.

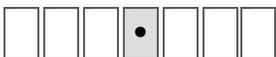


1.5 PLUMBING WATER FAUCETS (hose bibs)

Comments:

(1) We do not locate or inspect for the presence of a vacuum breaker or other backflow prevention devices. Backflow is a potential problem in a water system because it can spread contaminated water back through a distribution system. For example, backflow at uncontrolled cross connections (cross-connections are any actual or potential connection between the public water supply and a source of contamination or pollution) can allow pollutants or contaminants to enter the potable water system. Sickness can result from ingesting water that has been contaminated due to backflow. We recommend full evaluation of the system by a qualified plumber.

 (2) Not all hose bibs are anti-siphon or frost free hose bibs. Recommend upgrading at some point in the future.



1.6 ELECTRICAL (Exterior)

Comments:



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A NI RR S MM CC U Items

 GFCI is inoperable or not present at the exterior. Recommend repair or replacement as necessary. Recommend further evaluation by a qualified electrician.

A NI RR S MM CC U Items

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommend that you obtain the services of a [qualified contractor](#) to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined below. It is recommended that this information be obtained prior to commitment as items outlined in this report may have significant costs associated with their proper repair.

2. Garage/Carport

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas of the attached garages and carports, includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home. This includes the condition and function of the overhead garage doors and associated hardware. Test the function of the garage door openers, their auto reverse systems and secondary entrapment devices (photoelectric sensors) when present. Inspect the condition and installation of any pedestrian doors. Inspect the fire separation between the house and the garage when applicable. Report as a fire hazard on the presence of any ignition source (e.g. gas and electric water heaters, electrical outlets, etc.). The condition of some garage/carport components may be listed in other areas such as, Exterior, Roofing, Electrical, Plumbing, HVAC, or Structural sections of the report. The inspector is not required to determine whether or not a solid core pedestrian door that is not labeled is fire rated or verify the functionality of the garage door opener remote controls. The inspector will not move vehicles or any personal property of the occupants. Installed systems excluded from inspection and the report include: whole house vacuum systems, alarm systems, electrical generator systems. We do not comment on or research for possible unlicensed or unpermitted work.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

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A NI RR S MM CC U Items

2.0 GARAGE/CARPORT ROOF COVERING

2.1 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

2.2 GARAGE/CARPORT EXTERIOR

Comments:

-   (1) Soil separation of 4-6" from siding is recommended to prevent deterioration.
-   (2) Planter against the side of building. Recommend removal of planter to prevent damage to the structure.
-   (3) Vegetation contact at the exterior. Recommend a minimum of 12-18" separation to reduce the possibility of moisture wicking.
-   (4) Missing/peeling/chipping paint/stain at areas around the exterior. Recommend painting/staining deteriorated areas in near future to prevent further damage.

2.3 GARAGE/CARPORT CEILINGS (INCLUDING FIREWALL SEPARATION)

Comments:

 The fire protection wall that separates this unit from the adjacent unit/dwelling is missing. While this is common for the age, we would recommend updating for safety. A qualified person should correct for safety.

2.4 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments:



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A NI RR S MM CC U Items

The fire protection wall that separates this unit from the adjacent unit/dwelling is missing. While this is common for the age, we would recommend updating for safety. A qualified person should correct for safety.

2.5 GARAGE/CARPORT FLOOR

Comments:

 Typical settlement cracks in the concrete slab. No repairs are needed or foreseen at this time. Monitor and correct as necessary.

2.6 GARAGE DOOR (S)

Garage Door Type: One automatic

Garage Door Material: Wood, Not Insulated - Heat loss can occur

Comments:

 The garage door(s) at the front of the building is damaged at the panel. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.



2.6 Item 1(Picture)

2.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Auto-opener Manufacturer: 1/2 HORSEPOWER, AGED, RAYNOR

Comments:

Model/serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.

2.8 GARAGE ELECTRICAL

Comments:

 GFCI is inoperable or not present in the garage. Recommend repair or replacement as necessary. Recommend further evaluation by a qualified electrician.

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The garage or carport was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommend that you obtain the services of a qualified contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined below. It is recommended that this information be obtained prior to commitment as items outlined in this report may have significant costs associated with their proper repair.

3. Roofing/Chimneys/Roof Structure and Attic

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas. The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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A NI RR S MM CC U Items



3.0 ROOF COVERINGS

Viewed roof covering from: Balcony, Binoculars, Ground, Ladder, Not Accessible

Extra Info : Type of material

Roof-Type: Low Slope (<2/12), Steep Slope (>2/12), Gable, Hip

Roof Covering: Concrete, Elastomeric Membrane

Approximate age: 20+ yrs, Inquire with owner

Comments:

(1) Clay and concrete tile roofs that are over 25 years old, should be carefully evaluated by a roof professional to establish the remaining life of the underlayment. Standard underlayment has a general useful life of about 25 years, depending on climate exposure. Evaluation of the underlayment is beyond the scope of this inspection. Clay/Concrete tile roofs will, at minimum, need a tile re-set with all new underlayment and flashings, reusing the old tile.

 (2) Areas of moss/debris. Debris at roof should be removed to allow for proper drainage and extend life of roofing material.

(3)

A home with a steep roof will tend to last longer than other roof types. Steep roofs have the ability to effectively shed water from rain. The roof will tend to dry out more quickly, which helps increase its lifespan. The water draining quickly away from the roof's surface lowers the risk of moss building up. Debris such as leaves and twigs tend to slide easily off a steep roof. Proper maintenance is necessary to prolong the life of any surface and moss and debris buildup should be dealt with on an ongoing basis.

(4)

All roofing surfaces must be maintained, however low-slope roof membranes often require more maintenance than steep slope roof systems. Debris buildup can cause low- slope roofs to leak more frequently. Most low-slope roof membranes have three principal components:

- **Weatherproofing layer or layers** " the weatherproofing component is the most important element because it keeps water from entering a roof assembly.
- **Reinforcement** " reinforcement adds strength, puncture resistance and dimensional stability to a membrane.
- **Surfacing** " surfacing is the component that protects the weatherproofing and reinforcement from sunlight and weather. Some surfaces provide other benefits such as increased fire resistance, improved traffic and hail resistance, and increased solar reflectivity.



3.1 FLASHINGS

Comments:

 (1) The cap flashing at the rear of the building, left side (facing front) is not properly installed. This area is vulnerable to water intrusion. Further investigation is necessary to determine the extent of damage. A qualified contractor should inspect and repair as needed.



3.1 Item 1(Picture)

A NI RR S MM CC U Items

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A NI RR S MM CC U Items

🔧 (2) The counter flashing at the front of the building is missing. This area is vulnerable to water intrusion. Further investigation is necessary to determine the extent of damage. A qualified contractor should inspect and repair as needed.

Asphalt-based patching materials are considered a temporary repair and may be prone to water intrusion. Monitor and correct as necessary.



3.1 Item 2(Picture)

☐ ● ☐ ☐ ☐ ☐ ☐ ☐

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Chimney (exterior): Brick, Metal Flue Pipe, Not visible

Sky Light(s): One, Ventilating

● ☐ ☐ ☐ ☐ ☐ ☐ ☐

3.3 ROOF VENTILATION

Roof Ventilation: Soffit Vents

☐ ☐ ☐ ☐ ● ● ☐ ☐

3.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments:

🏠 📉 (1) The gutter(s) are holding water due to incorrect slope towards downspout at several connections. Improper drainage of roof runoff can cause damage to roofing material, siding and the foundation. A qualified person should repair or replace as needed.

🏠 📉 (2) Downspouts are not properly extended to move water away from the foundation. Recommend installation of proper extensions/splash blocks to discharge water away from foundation a minimum of 5' in most cases. Water pooling at areas close to the foundation may cause water intrusion of the structure and damage to the foundation wall.

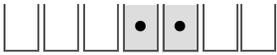


3.4 Item 1(Picture)

A NI RR S MM CC U Items

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A NI RR S MM CC U Items



3.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Attic info: Attic access, Scuttle hole

Access location : Upstairs bathroom

Method used to observe attic: From entry, Inaccessible due to inadequate space, Inaccessible due to insulation

Roof Structure: Engineered wood trusses, Skip Sheathing

Comments:

 (1) Evidence of rodent/vermin activity present in the attic. Rodents activity left unattended can increase repair cost by causing damage to the building components including insulation, duct work, electrical wiring and finish materials. Recommend evaluation and estimate by qualified pest control operator.

 (2) The attic access in the guest bath is a difficult access point. This is for your information. A qualified person should repair or replace as needed.



3.5 Item 1(Picture) Attic access



3.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments:

 (1) The ventilation fan(s) improperly vent into the attic and may cause moisture damage to the insulation/framing. Recommend repair.

 (2) The exhaust fan(s) do(es) not have the appropriate vent hose attached at the master bath. Condensation can occur at un-insulated vent pipes. A qualified person should repair or replace as needed.

 (3) Ventilation fan vents into soffit and may cause moisture damage to the insulation/framing. Recommend rerouting through roof vent when the roof covering is replace.



3.6 Item 1(Picture)



3.7 INSULATION IN ATTIC

Attic Insulation: Batt, Blown, Cellulose, Fiberglass

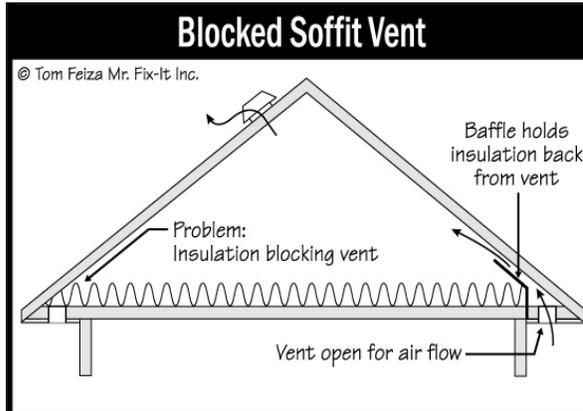
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Comments:

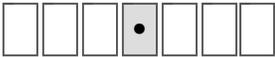
-  (1) Access cover is not insulated. Adhere insulation to underside for fire protection and comfort.
-  (2) The insulation has been damaged in areas by rodent activity in the attic. Replacement may be necessary in order to clear of droppings and urine. A qualified contractor should inspect and repair as needed.
-  (3) Baffles are missing from the framing. Baffles prevent insulation from blocking the soffit vent(s). These should be repaired to allow for proper ventilation of the attic. A qualified person should repair or replace as needed.



V043

3.7 Item 1(Picture) Blocked soffit

-  (4) The attic is insulated and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. If new insulation is added, an electrical contractor should first replace knob and tubing wires with updated wiring. Monitor current insulation to ensure it does not cover areas of Knob and Tube.



3.8 VISIBLE ELECTRIC WIRING

Comments:

-  Damaged or exposed wiring sheathing is damaged/deteriorated in areas above the Master bath in attic. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrical contractor correct.



3.8 Item 1(Picture)



3.8 Item 2(Picture)

A NI RR S MM CC U Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection. Due to current weather conditions we may be unable to determine whether there is a current leak. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that [qualified contractors](#) be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas. The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and arc fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring (110/120). The home inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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A NI RR S MM CC U Items

4.0 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments:

 (1) In some jurisdictions a panel installed in a kitchen is no longer acceptable. Often, homes are grand-fathered in until updates are needed. Check with your local jurisdiction about specific requirements for your area.

(2) The electrical meter is located at the right side (facing front) of the building. The main panel box is located at the basement kitchen and in the garage. The main disconnect is located at the panel.



4.0 Item 1(Picture) Electrical Meter



4.0 Item 2(Picture) Electrical panel



4.0 Item 3(Picture) Electrical panel

4.1 SERVICE ENTRANCE CONDUCTORS

Electrical Service Conductors: 120/240 V, Copper, Overhead service

4.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Panel capacity: 200 AMP, 50 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: SQUARE D, SYLVANIA

Comments:



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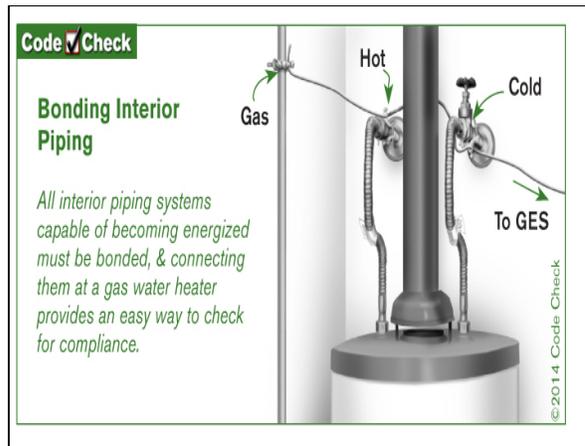
A NI RR S MM CC U Items

(1) I could not locate the grounding electrode conductor. The ground wire may not be present or could be hidden from view. I recommend an electrical contractor verify or install a ground wire.

+ (2) Sub panel is improperly wired. Neutral bar is grounded after the main disconnect and does not appear to be "floated". There are exceptions to this rule, however they are usually in regards to separate building wiring installations. Recommend further evaluation by a qualified electrician.

+ (3) A Zinsco TM or SylvaniaTM-Zinsco/Bulldog Pushmatic electrical panel is installed in this building. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the building. A licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards, and regardless of its visually-apparent condition, this equipment is recommended to be replaced.

+ (4) I could not locate the bond wire at the gas line. Bonding jumpers are wires or other metal (gas and water lines) that connect pieces of equipment to prevent any possible voltage potential between them. This is a safety issue and needs to be repaired. Recommend further evaluation by a qualified electrician.



4.2 Item 1(Picture) Bonding at the interior

+ (5) The bonding clamp used to bond the piping system to the electrical panel is galvanized steel and the water line is copper. This creates a situation in which two dissimilar metals are in direct contact with one another. Galvanic Action can corrode connections between copper and steel. Recommend using a metal appropriate for direct contact with copper plumbing lines.

+ (6) Two grounding locations are recommended.

(7) Exhaust from backup generators, both portable and stationary, contains a high level of carbon monoxide (CO) gas, which can be dangerous or even fatal if inhaled. Follow these steps as well as the manufacturers recommendations to ensure you are properly operating your generator and avoiding contact with deadly CO:

- Locate the generator outside of your home and far away from windows, doors and vents. NEVER LOCATE A GENERATOR INSIDE YOUR HOME
- Direct exhaust away from windows, doors and vents
- Do not operate a generator in partially enclosed spaces, even if using fans or opening doors and windows for ventilation

Install CO detectors/alarms throughout your home to ensure you are aware of the presence of CO gas. You cannot see, smell or taste CO

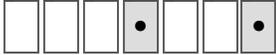
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A NI RR S MM CC U Items



4.2 Item 2(Picture)



4.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Non-metallic sheathed cable

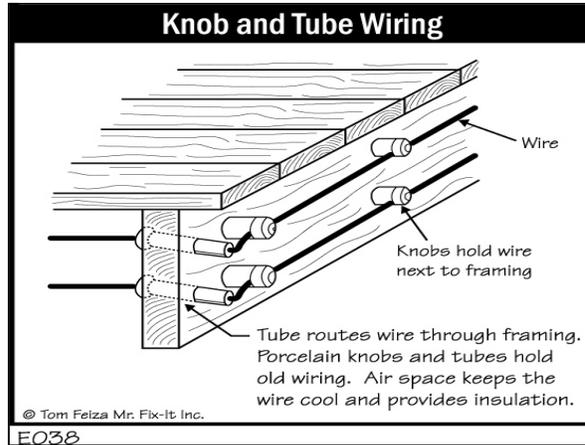
Comments:

- + (1) Improper conduit used for underground. Recommend repair by a qualified electrician.
- + (2) Problem(s) discovered with Branch Circuits such as doubled wiring at circuit(s), circuits not labeled or identified, missing lockout protection at recommended breaker(s), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.
- ⚠ (3) Appears that there may be counterfeit Square D breakers installed in this panel. Actual Square D circuit breakers have the amp rating written on the handle in white paint on the front of the breaker.
- ⚠ (4) Open ground circuits are present in the home. It is recommended that upgrades be made to the electrical system to include grounded circuits. In most cases this is considered an upgrade and is for your information.
- ⚠ (5) Appears there is insufficient amperage allotted to kitchen for a modern kitchen. A minimum of two 20 Amp circuits are recommended in an updated system for small appliance circuits, all receptacle outlets, including refrigeration equipment, in the kitchen, pantry, breakfast room, dining room, or similar area. This is for your information.
- ⚠ (6) Often, in a home of this age, receptacles and lights are on the same circuits and will be overloaded by modern day appliances such as hair dryers, curling irons, etc. It is recommended that considerations be made to upgrade the system to separate receptacles from overhead lighting fixtures. Receptacles should be on 20 Amp circuits and lighting fixtures on 15 Amp circuits. This is for your information.
- ⚠ (7) Knob and tube is present in areas throughout the building and is quite common for the age of the home. The wiring is near the end of its life expectancy and may need further evaluation by a qualified electrician. It is beyond the scope of a home inspection to determine the amount of knob and tube still in service or the condition of the wiring. Recommend considerations be made/planning for the replacement of knob and tube at some time in the future. Some insurance companies will require a full investigation by a qualified electrician of knob and tube wiring. Unable to locate all splices of knob and tube to newer non-metallic sheathed cable.

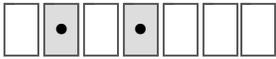
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4.3 Item 1(Picture) K and T Wiring



4.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments:

- (1) See individual areas for necessary repairs/maintenance.
- (2) Vacuum systems and any other low voltage systems (sprinklers, security, etc.) are not inspected. We do partner with ADT for a comprehensive evaluation of security systems should the need arise, <http://www.secure24promos.com/>
-  (3) At least one or more open splices needs placing inside a box with a cover-plate in the basement. Recommend repair.



4.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments:

-  (1) The GFCI is designed to protect people from severe or fatal electric shocks. Because a GFCI detects ground faults, it can also prevent some electrical fires and reduce the severity of others by interrupting the flow of electric current. GFCI's are not present in all recommended locations. Older buildings are typically not equipped with GFCI's but retrofitting is recommended. Recommend grounded and GFCI protected outlets be installed at all Exterior, Bathroom(s) Kitchen(s), Wet Bar(s), Laundry room(s), Garage and Unfinished Basement/Crawlspace/Attic outlet locations.
-  (2) There are no AFCI breakers within the electrical panel. The "AFCI" is an Arc Fault Circuit Interrupter. AFCI's are newly-developed (2004) electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. Older buildings are typically not equipped with AFCI's but retrofitting is recommended. Recommend repair as necessary. Requirements will vary between jurisdictions as to which circuits require AFCI protection and you should check with the local jurisdiction as to the most up to date information. We would recommend upgrading as you see fit.

Branch/Feeder AFCI listed breakers are no longer recommended by the electrical community, however may have been appropriate at the time of the installation. Recommend checking with owner as to when electrical updates were made to the home and that all appropriate permits are signed off.

Branch/Feeder AFCI-

A Branch/Feeder AFCI has the ability to detect and neutralize a parallel arc fault, which is the unintentional flow of electricity between two separate wires. There are three types of parallel arc faults: line-to-line, line-to-ground, and line-to-neutral. The Branch/Feeder AFCI is permitted by the 1999-2005 NEC® Code.

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A NI RR S MM CC U Items

Combination AFCI-

Combination AFCI delivers 5 kinds of protection: Parallel protection- Just like its Branch/Feeder counterpart, Combination AFCI can detect and neutralize parallel arc faults; Series Protection- A series arc fault is the unintended flow of electricity over a gap within a single wire. These arc faults were not detectable until advanced technology allowed the development of the Combination AFCI breaker; Ground protection- Arcing between a single conductor and a ground line; Overload protection; Short circuit protection.

The 'old' AFCIs only detected an arc between two wires, line-ground, line-line, and line-neutral. The new ones detect an arc within a single wire (loose connection).



4.6 OPERATION OF GFCI/AFCI (GROUND and ARC FAULT CIRCUIT INTERRUPTERS)

Comments:

We recommend that you test the GFCI receptacles and AFCI breakers every 6 months for proper operation.



4.7 SMOKE DETECTORS

Comments:

+ Recommend adding/updating smoke alarms to all bedrooms and hallways. The smoke detector needs locating at least 4 inches from ceiling/wall junction and no further than 12 inches away. The smoke detectors should be tested upon moving in to home. Smoke detectors should be updated a minimum of every 10 years.

The smoke detectors should be tested upon moving in to the building. Smoke detectors should be updated a minimum of every 10 years. You should always check the manufacturer's instructions on the proper method of testing your smoke alarm. But, in general, most battery-powered and hardwired smoke alarms can be tested in the following way:

Step 1. Alert family members that you will be testing the alarm. Smoke detectors have a high-pitched alarm that may frighten small children. Be sure to warn your family that you plan to test the alarms to avoid frightening anyone.

Step 2. Station a family member at the furthest point away from the alarm. This is critical to make sure that someone in the furthest reaches of your home can still hear the smoke detector. You may want to install extra detectors in areas where the alarm's sound is low, muffled or weak.

Step 3. Press and hold the test button on the smoke detector. It can take a few seconds to begin, but a loud, ear-piercing siren should emanate from the smoke detector while the button is depressed. If the sound is weak or nonexistent, replace your batteries. If it has been more than six months since you last replaced the batteries (whether your detector is battery-powered or hardwired), replace them now regardless of the test result, and test the new batteries one final time to ensure proper functioning. You should also look at your smoke detector to make sure there's no dust or other substance blocking its grates, which can prevent it from working even if the batteries are new.

Step 4. Check with real smoke. Light a match and blow it out directly under the smoke detector. Then, put the match in a glass of water to make sure it's out. The detector may take several moments to sense the smoke and go off. If it doesn't react, replace the batteries and test again. If the device still does not react, or it's a hardwired unit, you may need to replace the unit.

If a smoke detector is out of reach, you might consider testing the alarm with an aerosol can of smoke, which you can purchase at your local hardware store. Following the directions on the package, aim the spray at the detector. The alarm should sound within a few seconds.

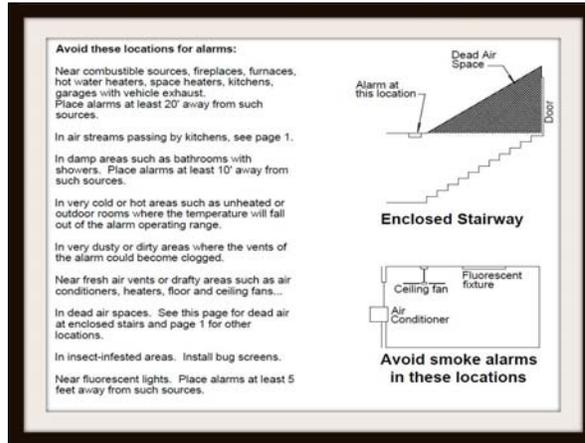
Remember, smoke detectors have a normal life span of 10 years, according to the Environmental Protection Agency. Even if you've performed regular maintenance, and your device is still functional,

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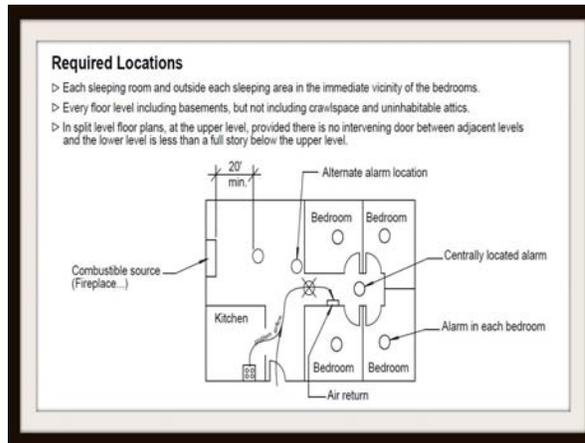
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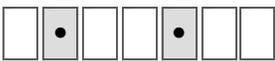
you should replace a smoke detector after the 10-year period, or earlier depending on the manufacturer's instructions.



4.7 Item 1(Picture) Smokies 3



4.7 Item 2(Picture) Smokies



4.8 CARBON MONOXIDE DETECTORS

Comments:

 Recommend adding Carbon Monoxide monitors at all levels of the building. The building currently has carbon monoxide detectors, however they are not properly installed. Washington State law requires carbon monoxide alarms to be installed in most residences by April 1, 2012. For more information on the new amendments to the Building Code, Residential Code, and Fire Code requiring installation of carbon monoxide alarms, see the [State Building Code Council's Carbon Monoxide Alarm page](#). For proper placement check out, <http://www.carbonmonoxidedetectorplacement.com/>.

Carbon Monoxide detectors should be tested upon moving in to the building. Washington State law requires carbon monoxide alarms to be installed in most residences by April 1, 2012. For more information on the new amendments to the Building Code, Residential Code, and Fire Code requiring installation of carbon monoxide alarms, see the [State Building Code Council's Carbon Monoxide Alarm page](#). The manufacturer's instructions or product literature will provide information on how to test your carbon monoxide detectors. Many can be tested using the following steps:

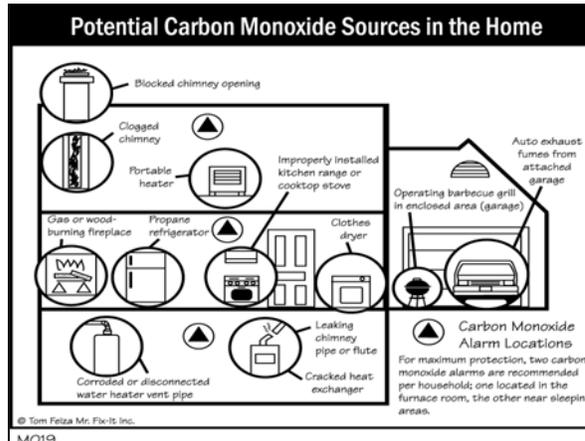
- Step 1. Find the test button.
- Step 2. Press and hold the button for a few seconds.
- Step 3. Listen for the beeping that tells you the device is working.

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A NI RR S MM CC U Items

Step 4. Release the button.
 Step 5. Change the batteries or replace the alarm immediately if it fails the test.



4.8 Item 1(Picture) CO Detector

A NI RR S MM CC U Items

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Older buildings are typically not equipped with GFCI's but retrofitting is recommended. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that [qualified contractors](#) be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas. The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Approximately 100-200 gallons of water (depending on size of building) was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Due to the fact that sewer lines are hidden from view, a sewer scope of line is recommended to verify that no damage has been caused by natural or unnatural factors.

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A NI RR S MM CC U Items

5.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments:

The water meter is located at the front of the building. The main shut off is the orange knob located in the basement on the rear wall. This is for your information.

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A NI RR S MM CC U Items



5.0 Item 1(Picture) Water meter



5.0 Item 2(Picture) Water shutoff

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5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Plumbing Waste Line: ABS, Cast iron, Metal, Not visible, PVC

Comments:

Please see attached Sewer Inspection Report. Inside Out Building Inspection Inc. provides the service of sewer pipe video inspection. This inspection is to be used as a part of an information gathering process from an unbiased third party. Through the process of Inspection our clients become better prepared to address the following problem: crushed lines, offset joints, broken lines, low areas in the pipe, debris in the pipe and any other serious problems in the pipe. If such problems are not found, such an evaluation does not guarantee against future problems from occurring. Inside Out Building Inspection Inc. should be used to spot such problems as listed but if these problems are identified a licensed plumber or engineering professional should be contacted for repair, replacement or engineering decisions.

Any problem areas can be located by Inside Out Building Inspection Inc. Because there is a possibility that electrical or atmospheric outside influences can affect our locator equipment, we do not guarantee the exact location. Excavation of such areas is done at your own risk and Inside Out Building Inspection Inc. cannot be held liable. Our equipment is technologically advanced and our inspectors are trained experts; we guarantee that we will be diligent in our Inspection and give you our best effort. Unless otherwise stated, all inspections are limited to point of entry out toward street. No portion of line prior to point of entry and/or additional connecting lines is included in inspection. If a pump system exists, Inside Out Building Inspection Inc. does not inspect pumps and therefore holds no liability. Your sole remedy for any dissatisfaction with our service is a refund of the price you have paid to Inside Out Building Inspection Inc.

"Items such as wipes, sanitary products and grease can clog toilets and pipes in your home, causing sewage to overflow in bathrooms and kitchens." For more information on side sewer systems, visit <http://www.seattle.gov/util/MyServices/DrainageSewer/YourPropertysSideSewer/index.htm> The access to the main sewer line is the ABS pipe located in the basement. This is for your information.



5.1 Item 1(Picture) Sewer access

5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Water Source: Public

Plumbing Water Supply (into the building/unit): Copper

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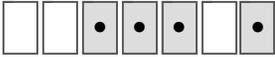
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A NI RR S MM CC U Items

Plumbing Water Distribution (inside the building/unit): Copper, Galvanized (old), Not visible

Comments:

-  (1) Corrosion noted at some areas of piping. Monitor and correct as necessary.
-  (2) Evidence of previous leaking at some lines. No leak at time of inspection. Monitor and correct as necessary.
-  (3) Galvanized lines will eventually corrode and need to be replaced. There is no way to determine the amount of time this corrosion process will take. We recommend that considerations be made with the understanding that galvanized pipe will need repair/replacement at some point.



5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Water Heater Location: Basement, Laundry Room

Water Heater Manufacturer: AGED, LOCHINVAR

Age (approximate): 10yrs - 15yrs

Date (approximate/if available) : 2008

Water Heater Capacity: 50 Gallon

Fuel Type or Energy Source: Natural Gas (available)

Comments:

-  (1) The expansion tank is not installed on the proper side (hot line, instead of cold). Recommend repair by a qualified plumber.
-  (2) The extension piping for TPR valve on water heater is improperly installed. This is a safety issue and should be repaired. A qualified licensed plumber should repair or correct as needed.
-  (3) The water temperature measured 128 degrees Fahrenheit at the master bath sink and this is considered acceptable. The Washington State Standards of Practice for Home Inspectors & Inspections states that the generally accepted safe water temperature is 120 degrees F.

According to the US Department of Energy, a temperature of 120 degrees at the tap is adequate for most household chores with a minimal danger of scalding and maximal energy efficiency. A water temperature exceeding this poses a serious burn risk, particularly to children. In fact, at 125 F, if a child puts his or her hand in the water continuously for two minutes, he or she may get a second degree burn. With a water temperature of 120 F, a child would have to run water over the same place for ten minutes in order to receive a severe burn, according to some pediatricians.

Temperature & Exposure Time = Bad Burn

150 F - 2 seconds

140 F - 6 seconds

125 F - 2 minutes

120 F - 10 minutes

NOTE: Tank temperatures should be no less than 130 degrees F to prevent bacterial growth, such as Legionnaires disease. The temperature of the water at the water heater will generally be higher than the temperature coming out of the tap.

(4) The water heater stand is not a proper stand. This is a maintenance issue and should be repaired. A qualified person should repair as necessary.

 (5) The water heater appears to be leased. Check with the leasing company for rules or regulations when turning it over to a new owner.

 (6) The water heater is old but did work at time of inspection. I am unable to determine life remaining. The water heater is at or nearing its life expectancy. I recommend considerations be made for replacement.



A NI RR S MM CC U Items

A= Acceptable, NI= Not Inspected, RR= Repair or Replace, S= Safety, MM= Minor Maintenance, CC= Conducive Conditions, U= Upgrade Recommended

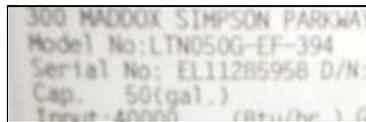
A NI RR S MM CC U Items

(7) No expansion tank. Expansion tanks are design to absorb the expansion forces of heating/cooling system water while maintaining proper system pressurization under varying operating conditions. They are required in some jurisdictions. A water heater expansion tank is a small tank used in closed water heating systems and domestic hot water systems to absorb excess water pressure, which can be caused by thermal expansion as water is heated. The tank itself is a small container divided in two by a rubber diaphragm. One side is connected to the pipe work of the heating system and therefore contains water. The other, the dry side, contains air under pressure, and normally a car-tire type valve for checking pressures and adding air. When the heating system is empty or at the low end of the normal range of working pressure, the diaphragm will be pushed against the water inlet. As the water pressure increases, so the diaphragm moves compressing the air on its other side. The compressibility of the air cushions the pressure shock, and relieves pressure in the system that could otherwise damage the plumbing system.

(8) The water heater is located in the basement. Model/serial #'s are provided if accessible/legible and for your information only. Recommend installing water alarm at base of water heater. Most water heaters have a life expectancy of 10-15 years. Check with the manufacturer for more accurate life expectancy averages. Water alarms can be purchased through our website at www.insideoutbi.com/store.htm.



5.3 Item 1(Picture) Water heater



5.3 Item 2(Picture) Model/Serial #

5.4 MAIN FUEL SHUT OFF (Describe Location)

Comments:

The main fuel shut off is at the gas meter at the left side (facing front) of the building. Recommend hanging a wrench or discussing with neighbors an emergency action plan. Emergency shut off wrenches can be purchased through our website at www.insideoutbi.com/store.htm.

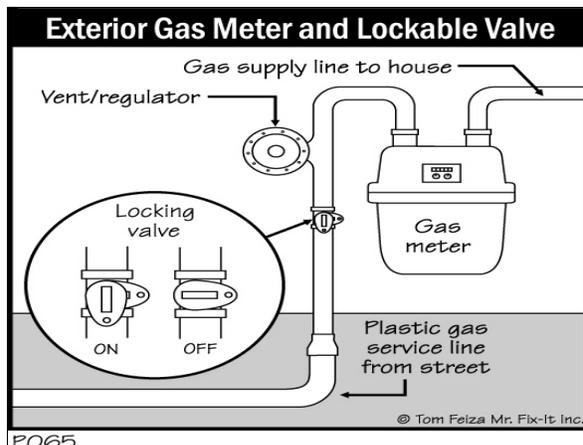
A NI RR S MM CC U Items

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A NI RR S MM CC U Items



5.4 Item 1(Picture) Gas Meter



5.4 Item 2(Picture) Shut off



5.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments:

🔧 (1) The gas line has been installed with teflon tape in the basement. This is a safety issue and should be repaired. A qualified contractor should inspect and repair as needed



5.5 Item 1(Picture)

🔧 (2) Natural gas and electricity are currently being used as the energy source for heat system but it is evident that oil was once used. I did not look for or find the oil barrel or did not determine whether oil barrel remains on property. Which means that I did not inspect discontinued oil barrel (if any) for leaks or soil contamination. Abandoned tanks often contain fuel which could lead to environmental hazards and be an expensive repair. It is important for the buyer to verify that the tank either no longer exists, has been properly decommissioned or its location and condition be verified by a qualified Oil Tank Specialist prior to close.

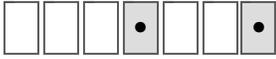
There is evidence of a minimum of one other oil tank on the property. Inquire with the seller to see if an above ground oil tank was removed or recommend a tank locator service be hired to further evaluate the property to ensure no hidden liability exists. Due to the age of the home it is important for the buyer to verify that no underground tank exists on property or that it has be properly decommissioned. Abandoned tanks often contain fuel which could lead to environmental hazards

A NI RR S MM CC U Items

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A NI RR S MM CC U Items

and be an expensive repair. It is important for the buyer to verify that the tank either no longer exists, has been properly decommissioned or its location and condition be verified by a qualified Oil Tank Specialist prior to close.



5.6 SUMP PUMP/SEWAGE EJECTOR PUMP

Comments:

+ (1) The sewage ejector pump does not appear to be on a GFCI dedicated circuit. Electrical issues are considered a hazard until repaired. I recommend repair or replace as needed.

⚠ (2) Sewage/Sump ejector pumps should have a secondary alarm installed in the event that the pump breaks down. We would recommend you consider updating the system to include an alarm for the pump(s).

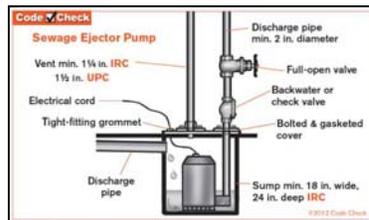
(3) Sewage ejector pumps are check for proper operation via the plumbing fixtures that drain into them. The cover is not removed and we do not verify that the proper pump is in use. We recommend that you request any work orders, receipts, etc. from the owner prior to close. These units typically have a life expectancy of 5-7 years depending on maintenance and use.

A sewage ejector pump also called a pump up ejector system, is used when a bathroom, laundry room or any other type of plumbing fixture is located below the grade of the main sewer or septic line. Because the flow of drain-waste water depends on gravity, plumbing systems in which these fixtures are located below the level of the main sewer line all require some means of elevating the waste water so it can flow properly.

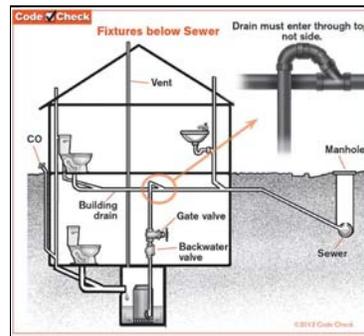
Most commonly, ejector pumps are used in homes with basement bathrooms or laundry rooms. Not all basements require them, but when the municipal sewer lines come into the house at a higher level, the ejector pump can pump both liquids and solids up into the main sewer or septic line.

Sewage ejector pumps are meant to sit in a sump basin that is cut and dug into the ground below grade. This sump basin collects and holds about 30 gallons of waste, on average, for a moderate-sized home. The drain lines from the various fixtures in the basement area are sloped down into the side of the sump basin, and when the level of waste water in the sump basin reaches a certain height, a float on the sewage ejector pump is tripped to start the pump. The waste water is then pumped out of the basin and up to ground level and then out to the sewer or septic tank. Once the level in the basin goes down, the float on the pump turns off until the next time it needs to pump.

These units run on 120v electric pump with a macerator to grind up solid material. Nothing more than human waste and toilet paper should be used or you may clog or damage the pump. If the power goes out to the unit it will NOT function. You will not be able to use these fixtures until power is restored or risk flooding.



5.6 Item 1(Picture)



5.6 Item 2(Picture)

A NI RR S MM CC U Items

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Galvanized lines will eventually corrode and need to be replaced. There is no way to determine the amount of time this corrosion process will take. We recommend that considerations be made with the understanding that galvanized pipe will need repair/replacement at some point. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that [qualified contractors](#) be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating, Ventilation and Central Air Conditioning

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas. The home inspector shall observe: Permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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A NI RR S MM CC U Items

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6.0 HEATING EQUIPMENT

Heat Type: Hydronic, Radiant Wall
Hourly Input Rating (approximate): 130,000 BTU/HR
Heat System Brand: BUDERUS, KING
Age (approximate): 10 yrs - 15 yrs
Fuel Type or Energy Source: Electric, Natural gas

Comments:

- (1) Service record indicates last service in 2017. Recommend servicing by a qualified HVAC technician and following any recommended remedies. We would encourage a heat ratio test of the system to ensure proper balance to all areas of the building. Recommend servicing gas appliances a minimum of every year or per manufacture recommendations.
- (2) Baseboard/Wall units are at or nearing end of life expectancy. Recommend checking model numbers at U.S. Consumer Product Safety for manufacture recalls.
- (3) The gas-fired boiler is located in the basement. Model/serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection. Recommend servicing gas appliances a minimum of every 2 years or per manufacturers recommendations. We would encourage a heat ratio test of forced air systems to ensure proper balance to all areas of the building. Recommend installing water alarm at base of high efficiency or condensing heating units. Water alarms can be purchased through our website at www.insideoutbi.com/store.htm.



6.0 Item 1(Picture)



6.0 Item 2(Picture) Model/Serial #

A NI RR S MM CC U Items

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A NI RR S MM CC U Items

(4) The electric baseboard(s) are located in the basement. Model/serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection. Recommend servicing gas appliances a minimum of every 2 years or per manufacturers recommendations. We would encourage a heat ratio test of forced air systems to ensure proper balance to all areas of the building. Recommend installing water alarm at base of high efficiency or condensing heating units. Water alarms can be purchased through our website at www.insideoutbi.com/store.htm.



6.0 Item 3(Picture) Model/Serial #

6.1 NORMAL OPERATING CONTROLS

Comments:

- (1) The thermostat(s) is poorly located in the main level living room. I recommend repair or replace as needed.
- (2) The thermostat(s) operates all of the baseboard units located in the ADU. We would recommend separating the bedroom unit. I recommend repair or replace as needed.

6.2 AUTOMATIC SAFETY CONTROLS

6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Distribution: Baseboards, Copper, Galvanized (old)

Filter Type: N/A

Comments:

- The boiler piping has evidence of previous leaking. While there was no leaking at the time of inspection, we recommend that you monitor and correct as necessary. I recommend service or repair as needed.



6.3 Item 1(Picture)

6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments:

The liners for furnace or fireplaces were not inspected by our company.

6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

A NI RR S MM CC U Items

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A NI RR S MM CC U Items

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6.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Types of Fireplaces: Solid Fuel, Vented gas logs

Comments:

(1) I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

In accordance with the ASHI standards of practice and the WA DOL standards of practice (WAC 308-408C-160), the inspector is not required to:

Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace. Ignite fires in a fireplace or stove. Determine the adequacy of draft. Perform a chimney smoke test. Inspect any solid fuel device being operated at the time of the inspection. Evaluate the installation or adequacy of fireplace inserts. Evaluate modifications to a fireplace, stove, or chimney. Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

We would recommend full evaluation of these systems by a certified NFPA 211 - Level II (or greater) chimney sweep to determine serious defects not uncovered in a general, non-invasive home inspection. There are several website that can further your education on the proper maintenance recommended for fireplaces, however we have found this site especially informational.

🔧 (2) The fire-bricks for the fireplace at the living room are deteriorated. This burn area should be fireproof. Any repairs should be performed according to the manufacturer's specifications.



6.6 Item 1(Picture)

🏠 (3) Glass doors are recommended at fireplace. Glass doors are recommended for energy conservation and are required in some jurisdictions. Recommend repair.

(4) Chimneys, fireplaces, and vents are recommended to be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary.

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6.7 GAS/LP FIRELOGS AND FIREPLACES

Comments:

(1) The pilot light was not on therefore we did not inspect this unit. Recommend that you insure it is functional before closing.

(2) The fireplace is located in the downstairs bedroom(s). I recommend these units be serviced every 3-5 years or as necessary. The emergency shut off is located to the right of the combustion chamber.

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A NI RR S MM CC U Items



6.7 Item 1(Picture)

6.8 SUSPECTED ASBESTOS

Comments:

In a building of this age it is likely that materials such as insulation, vinyl floor coverings, textured ceilings, etc. contain asbestos. Lab testing of the suspected asbestos material is required to determine the presence of asbestos and is beyond the scope of this inspection.



6.8 Item 1(Picture)

A NI RR S MM CC U Items

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that [qualified contractors](#) be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Structural Components

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

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A NI RR S MM CC U Items

7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

A NI RR S MM CC U Items

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A NI RR S MM CC U Items

Foundation: Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

  Accumulation of frass unique to wood destroying organisms is present at the basement wall of the structure. There are also moisture ant bodies located in this area. Moisture ants are not considered a primary wood destroying organism, however are indicative of a moisture problem. Recommend further evaluation by a qualified pest control operator.



7.0 Item 1(Picture)

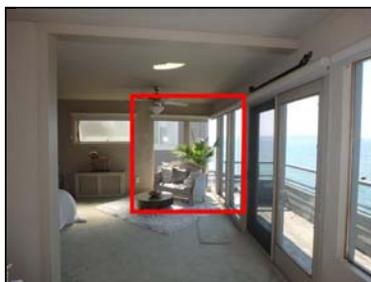


7.1 WALLS (Structural)

Wall Structure: Concrete/Steel, Masonry Block, Not visible, Wood

Comments:

 (1) The wall framing on the wall has deflected significantly in the SW corner at the master bedroom. There are diagonal cracks in the bedroom and landing area suggesting structural movement. Further, invasive, investigation is necessary to determine the extent of damage. Repairs are needed. A qualified contractor should inspect and repair as needed.



7.1 Item 1(Picture)



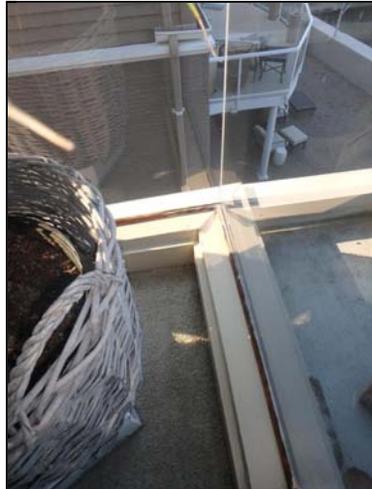
7.1 Item 2(Picture)

  (2) Visible signs of water intrusion in the master bedroom(s), living room, and dining area are present from water damage. I am unable to determine the extent of intrusion or how often it occurs. Water intrusion can lead to more costly repairs and increase damage if not corrected. Further, invasive, investigation is necessary to determine the extent of damage. Recommend further evaluation for repair by a qualified contractor.

A NI RR S MM CC U Items

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A NI RR S MM CC U Items



7.1 Item 3(Picture)

7.2 COLUMNS OR PIERS

Columns or Piers: Concrete footing, Poured concrete floor, Wood beams, Wood posts

7.3 FLOORS (Structural)

Floor Structure: Not visible, Slab, T&G Subfloor, Wood beams, Wood joists

Comments:

(1) The floor joist(s) and subfloor slopes with more deflection than is acceptable at the master bedroom. Further, invasive investigation is necessary to determine extent of damage and what repairs are necessary. A qualified licensed general contractor should inspect further and repair as needed.

(2) Improper notching and boring of joists. Recommend further evaluation and estimate for repair.



7.3 Item 1(Picture)

7.4 CEILINGS (Structural)

7.5 INSULATION IN THE CRAWLSPACE OR BASEMENT

Floor System Insulation: NONE, Not visible

7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Vapor Retarder: Not visible

A NI RR S MM CC U Items

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Any report that identifies damage or infestation by Wood Destroying Organisms/Insects (WDO/WDI) or, conditions conducive to damage or infestation by WDOs pursuant to the sale, exchange, or refinancing of any structure or, as a result of telephone solicitation by an inspection, pest control, or other business, must be a complete WDO inspection and must be performed by individuals required to be licensed. Such inspections will be conducted in accordance with rules established by WAC 16-228-2045. The Complete Structural Pest Inspection Report is available upon request from the client listed in this report.

8. Kitchen(s), Bathroom(s) and Appliance(s)

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas. The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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A NI RR S MM CC U Items

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8.0 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Cabinetry: Glass Inserts, Laminate/Wood

Countertop: Corian, Formica, Granite

Comments:

 Countertop needs caulking with silicone around sink. This is a maintenance issue for your information. Recommend repair or replace as necessary.

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8.1 PLUMBING DRAIN AND VENT SYSTEMS

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8.2 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments:

(1) Instant-hot systems and water filtration systems are not inspected. Monitor and correct as necessary.



8.2 Item 1(Picture)

 (2) The shower faucet is leaking at the master bath. This is a maintenance issue for your information. A qualified person should repair as necessary.

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8.3 OUTLETS WALL SWITCHES and FIXTURES (REPRESENTATIVE NUMBER)

Comments:

 (1) At least one receptacle(s) is installed over the stove at the kitchen. This is a safety issue that needs to be corrected. I recommend repair as needed.

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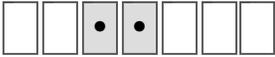
A NI RR S MM CC U Items

+ (2) GFCI is inoperable or not present in the bathroom(s), kitchen(s), or laundry room. Recommend repair or replacement as necessary. Recommend further evaluation by a qualified electrician.

+ (3) While there is an access panel the whirlpool tub motors are recommended to have a minimum of 12"x12" access There is no visible access panel at tub surround. Recommend repair. The Equipment Grounding Conductor (EGC) is missing at the spa tub in the bathroom(s). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



8.3 Item 1(Picture)



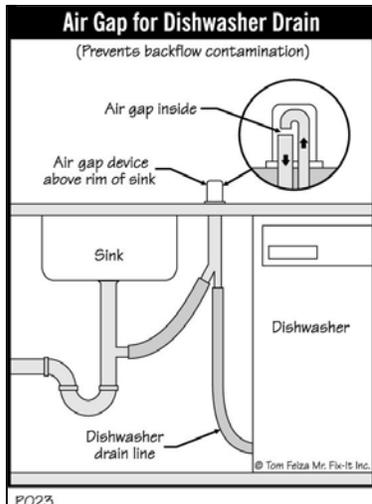
8.4 DISHWASHER

Dishwasher Brand: AGED, ASKO, WHIRLPOOL

Comments:

🔧 (1) The dishwasher at the lower level did not operate when tested. I recommend repair as necessary.

+ (2) The dishwasher is missing air gap. I recommend repair.



8.4 Item 1(Picture)

(3) Model/serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.

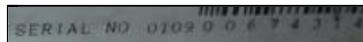
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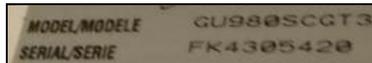
A NI RR S MM CC U Items



8.4 Item 2(Picture) Model/Serial #



8.4 Item 3(Picture) Model/Serial #



8.4 Item 4(Picture) Model/Serial #



8.5 FOOD WASTE DISPOSER

Disposer Brand: AGED, NONE, WASTE KING

Comments:

Model/serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



8.5 Item 1(Picture) Model/Serial #

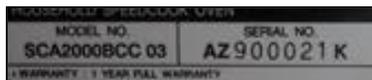


8.6 MICROWAVE COOKING EQUIPMENT

Built in Microwave: GENERAL ELECTRIC, NONE

Comments:

Model/serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



8.6 Item 1(Picture) Model/Serial #



8.7 RANGE HOOD

A NI RR S MM CC U Items

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A NI RR S MM CC U Items

Exhaust/Range hood: AGED, NONE, VENT A HOOD

Comments:

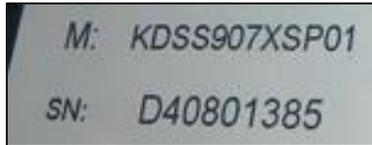
 There is no range hood fan for the downstairs unit. Recirculation type units can be vented into the kitchen; however, exterior venting is advisable. Ventilation fans are recommended to help deal with indoor air pollutants, combustion products, as well as moisture. I recommend repair or replace as needed.

8.8 RANGES/OVENS/COOKTOPS

Range/Oven/Cooktops: AGED, GENERAL ELECTRIC, KITCHENAID

Comments:

Model/serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



8.8 Item 1(Picture) Model/Serial #



8.8 Item 2(Picture) Model/Serial #

8.9 REFRIGERATOR

Refrigerator: AGED, GENERAL ELECTRIC

Comments:

Model/serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



8.9 Item 1(Picture) Model/Serial #

8.10 VENTILATION SYSTEMS

Comments:

 The exhaust fan(s) is missing at the laundry room. Ventilation fans help disburse moist air to the exterior and help to provide air movement throughout the home. This is for your information and is common for the age of the building.

8.11 WASHER SUPPLY/DRAIN

Comments:

Recommend installation of burst-proof stainless steel braided hoses. Hoses should be changed every 3-5 years. Recommend installing water alarm at laundry floor and installation of a drain pan that drains to the exterior.

A NI RR S MM CC U Items

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A NI RR S MM CC U Items



8.12 CLOTHES DRYER VENT PIPING

Clothes Dryer Vent Material: Flexible Metal

Dryer Power Source: 220 Electric

Comments:

(1) Recommend regularly cleaning dryer vent to prevent buildup of lint and potential fire hazard.

 (2) The dryer vent piping is long and vertical which can trap lint at elbow. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend repair as needed.

A NI RR S MM CC U Items

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. General recommendations are made with regard to the laundry room to prevent potential damage from leaking. I recommend installing water alarm at laundry floor, and where possible consider installing a drain pan that drains to the exterior.

9. Interior Living Areas

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas. The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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9.0 CEILINGS

Ceiling Materials: Drywall

Comments:

  Visible signs of water intrusion in the living room ceiling are present from blistering of paint and previous repairs. Visible signs of water intrusion in the basement storage room ceiling are present from water staining. I am unable to determine the extent of intrusion or how often it occurs. Water intrusion can lead to more costly repairs and increase damage if not corrected. Further, invasive, investigation is necessary to determine the extent of damage. Recommend further evaluation for repair by a qualified contractor.

The plaster on the ceiling shows signs of previous repairs at the living room(s). dining room. Due to recent dry weather, I am unable to determine if the leak still exists. Inquire with seller as to any previous damage that they may be aware of . A qualified contractor should inspect and repair as needed.

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A NI RR S MM CC U Items



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

9.1 WALLS

Wall Material: Drywall, Fiberglass Tub/Shower Insert, Mirror, Tile, Wood

Comments:

(1) Lead dust can form when lead-based paint is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces are bumped or rubbed together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep or walk through it. Lead in soil and surfaces can be a hazard when children play in bare soil or when people bring soil into the house on their shoes or ingest otherwise. Contact the National Lead Information Center (NLIC) to find out about testing soil and surfaces for lead. Any home built prior to 1978 may have lead based paint. Further testing is necessary in order to determine and is NOT included as a part of this inspection.

+ (2) The mirror is cracked in the basement exercise room. Cracked glass is considered a safety issue. A qualified person should repair as needed.

9.2 FLOORS

Floor Covering(s): Carpet, Tile, Wood

Comments:

See Structural Components

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments:

+ Handrail ends do not return to wall or newel post. Recommend repair as necessary.

9.4 DOORS (REPRESENTATIVE NUMBER)

Interior Doors: Accordion, Bi-Folding, Louvered, Mirrored doors, Pocket, Raised panel, Wood

9.5 WINDOWS (REPRESENTATIVE NUMBER)

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A NI RR S MM CC U Items

Window Types: Awning, Casement, Fixed, Single-hung, Sliders, Single pane, Thermal/Insulated, Wood

Comments:

- ▲ (1) Legal egress recommends that sills be less than 44" high and that the window have an minimum opening of 20" w x 24" h. There is no egress window at the downstairs bedroom(s). Requirements may vary from jurisdiction to jurisdiction and type of building. This is common for the age of the home and is for your information.
- (2) Recommend egress ladder for all upper level bedrooms.

□ □ □ ● □ □ □

9.6 OUTLETS SWITCHES AND FIXTURES (REPRESENTATIVE NUMBER)

Comments:

- ⊕ (1) Missing cover plates at junction boxes in the basement. Recommend repair.



9.6 Item 1(Picture)



9.6 Item 2(Picture)

- ⊕ (2) Open or missing ground at receptacle. Receptacle is a 3-prong outlet and should be changed to 2 prong if no ground exists.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Inside Out Building Inspection Inc.

**4701 SW Admiral Way, #285
Seattle, WA 98116**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[Create a Request List](#)

[Average Life Expectancy of Building Products](#)

[ADT Promotion](#)

[American Home Warranty - 90 day](#)



INVOICE

Inside Out Building Inspection Inc.
4701 SW Admiral Way, #285
Seattle, WA 98116
Inspected By: Reis Pearson

Inspection Date: 11/9/2018
Report ID: Sample Report 2018

Customer Info:	Inspection Property:
Happy Homeowner 1234 Haoma Lane Seattle WA 98115	12345 Dreamhome Lane KiPiSn WA 98321
Customer's Real Estate Professional: Savvy Agent	

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family 0-3000 sqft	545.00	1	545.00
Sewer Scope	250.00	1	250.00

Tax \$0.00
Total Price \$795.00

Payment Method: Credit Card
Payment Status: Paid
Note: Thank you for your business!