



KEY INSPECTION SERVICES, LLC
#1 Home Education and Inspection Company

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INSPECTION REPORT COPY

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03/15/2024



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Scope of Inspection & Comment Explanations

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 be considered a primary concern potentially needing repair or replacement and 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.

Blue - Inquire with Seller/Deferred Maintenance:

1. Inquire with seller for further details. This can simply be a reminder to the buyer to ask for further information from the present occupant/owner. If the information or reasoning is not clear and cohesive with details covered we recommend further evaluation by the appropriate professional.

These are common maintenance items for the age of the home, that in our opinion have been overly deferred. Deferred maintenance these are items that will need to be maintained and serviced sooner than typical common home maintenance items. As with any item improper maintenance can lead to additional cost of ownership and potential safety hazards. These items are mentioned as a courtesy and are not included in the repair summary.

Red: Primary Concern:

The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. These items should be repaired sooner than later we recommend within 90 days or sooner. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Orange: Safety Concern/Recommend Repair:

Denotes a condition that is unsafe and in need of prompt attention. This may include a simple repair to significant hazard. Safety hazard may become more significant depending on the occupants of the home (i.e. small children, elderly, etc.).

Thank you for the opportunity to service your inspection needs. As inspectors we strive in every way to give each client a competent and thorough inspection, there may be specific features, systems/components, or issues we are not able to inspect or perhaps even confirm their existence. Even in the case of those items which receive the most thorough examination, there may be further tasks which you as the property buyer and new owner, will need to address during your period of ownership.

OUR FOCUS: We are focused on major items found during the course of a visual inspection. If items are found needing further professional evaluation we will recommend these items be addressed per the below recommendations. This is not a checklist for maintenance items, this is a Priority concerns report for items having the

following considerations. A Maintenance list can be added for an additional fee but is not included in this inspection report. Our focus is onsite education and an inspection focusing on Priority Concerns, Structural Concerns, Components at or nearing the end of their design life.

Maintenance items are not included in this report for additional fee we can add maintenance items. If maintenance are mentioned these are only mentioned as a courtesy.

Not visible review during final walk through due to the potential for portions of the home not being completely visible for inspection due to personal belongings; boxes, chairs, tables, wall hanging, etc. We recommend reviewing such areas for damages, repairs, functionality, during final walk through prior to taking formal ownership. We urge you to make arrangements, as part of a Pre-Closing-Walk-Through to cover all of the points concerning the maintenance and operation of this property with the previous owner and/or occupants. We may have made suggestions items or tasks throughout the report which we believe you should cover with the outgoing occupants before they leave and you take over.

An inspection is NOT a guarantee, warranty, value appraisal, or construction repair guideline. The inspector is providing a visual inspection of all major components of the home based on the above criteria.

This inspection is only a beginning of the journey of property ownership. You have the advantage of being better educated about your property due to this inspection and report. However, as property inspectors we are human and therefore not perfect, we cannot see through walls and do not carry a crystal ball to predict the future. Our services include a visual non-destructive evaluate of the property of interested. A property inspection is not the end of the ownership journey but the beginning.

Qualified licensed contractors, experienced in the types of repairs recommended, should be consulted to further investigate the items contained in this report and perform all necessary repairs. All repairs or improvements shall be completed to present day industry standards.

SUMMARY



INQUIRE WITH
SELLER/DEFERRED
MAINTENANCE



SAFETY
CONCERN/RECOMMEND
REPAIR



PRIMARY CONCERN

- 🔧 4.1.1 Exterior - Siding, Flashing & Trim: Brick Veneer - Step Cracks
- 🔧 4.1.2 Exterior - Siding, Flashing & Trim: Brick Veneer - Weep Holes Blocked/Missing
- 🔧 4.1.3 Exterior - Siding, Flashing & Trim: EIFS
- ⚠️ 4.1.4 Exterior - Siding, Flashing & Trim: Lintel rusting/deteriorating
- 🔧 4.4.1 Exterior - Decks, Balconies, & Porches : Sealed Decking System
- 🔧 4.5.1 Exterior - Soffits & Fascia: Soffit - Staining, No Moisture
- 🔧 4.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Rodent Bait Box Noted
- 🔧 4.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Soil to Siding
- 🔧 4.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation 12" Clearance
- 🔧 5.2.1 Roof - Roof Drainage Systems: Gutter Debris Guard Installed
- ⚠️ 6.1.1 Garage/Carport - Floor-Walls-Ceiling: Bollard
- ⚠️ 6.2.1 Garage/Carport - Garage Door/Garage Door Opener: Electronic Safety Eyes Installed High
- ⚠️ 6.2.2 Garage/Carport - Garage Door/Garage Door Opener: Missing Cross Bracing
- 🔧 7.2.1 Doors, Windows & Interior - Windows: Failed Seal
- ⚠️ 7.2.2 Doors, Windows & Interior - Windows: Tempered Glass - Not Verified
- 🔧 7.3.1 Doors, Windows & Interior - Floors - Walls - Ceiling: Cracks - Minor
- 🔧 7.3.2 Doors, Windows & Interior - Floors - Walls - Ceiling: Staining - No Moisture
- ⚠️ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Over current Device: Missing Fastener
- ⚠️ 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Over current Device: Opening In Panel Cover
- ⚠️ 8.3.1 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : GFCI non-operable
- ⚠️ 8.3.2 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : Extension Cord

- ⊖ 8.3.3 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : Junction Box Not Secured
- 🔧 8.3.4 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : Light Out
- 🔧 9.2.1 Plumbing - Left Hot Water Systems, Controls, Flues & Vents: Aged Unit
- ⊖ 9.2.2 Plumbing - Left Hot Water Systems, Controls, Flues & Vents: Seismic Straps Missing
- ⊖ 9.2.3 Plumbing - Left Hot Water Systems, Controls, Flues & Vents: TPR shared line
- 🔧 9.3.1 Plumbing - Right Side Hot Water Systems, Controls, Flues & Vents 2: Aged Unit
- 🔧 9.4.1 Plumbing - Distribution Systems and Fixtures: Insulate Plumbing Pipes
- 🔧 9.5.1 Plumbing - Sink: Polybutylene supply lines
- 🔧 9.5.2 Plumbing - Sink: Pop Up Assembly
- ⊖ 9.6.1 Plumbing - Shower/Bathtub : Jetted Tub Motor not Accessible
- 🔧 9.6.2 Plumbing - Shower/Bathtub : Jetted Tub Non-Operational
- 🔧 9.6.3 Plumbing - Shower/Bathtub : Poor water flow
- 🔧 9.6.4 Plumbing - Shower/Bathtub : Shower Head Minor Leaking
- ⊖ 9.6.5 Plumbing - Shower/Bathtub : Shower Non-Operational
- ⊖ 9.9.1 Plumbing - Fuel Storage & Distribution Systems: Corrosion
- 🔧 9.9.2 Plumbing - Fuel Storage & Distribution Systems: Missing Sediment Trap
- 🔧 10.1.1 Heating - Equipment: Furnace - Recent Servicing
- 🔧 10.2.1 Heating - Equipment 2, 2nd Floor: Furnace - New Unit
- ⊖ 11.1.1 Air conditioning Systems - Cooling Equipment: A/C Compressor - Unsecured unit
- ⚠️ 11.1.2 Air conditioning Systems - Cooling Equipment: A/C Inoperable
- ⊖ 12.1.1 Chimney & Fireplace - Chimney: Missing Spark Arrestor/Rain Cap
- 🔧 12.1.2 Chimney & Fireplace - Chimney: Moss Growth on Chimney
- 🔧 12.2.1 Chimney & Fireplace - Fireplace: Gas Fireplace Service
- 🔧 13.1.1 Insulation And Ventilation - Attic Insulation: Attic Hatch Missing Insulation
- ⊖ 13.3.1 Insulation And Ventilation - Ventilation: Fungal Staining - Attic
- 🔧 13.4.1 Insulation And Ventilation - Exhaust Systems: Exhaust Fan Ducting Fallen
- 🔧 13.4.2 Insulation And Ventilation - Exhaust Systems: Exhaust Fan Utilizing Attic Ventilation
- 🔧 14.1.1 Structure - Foundation, Basement, and Crawlspace: Efflorescence
- 🔧 14.1.2 Structure - Foundation, Basement, and Crawlspace: Foundation Cracks - Minor
- 🔧 14.2.1 Structure - Vapor Barrier: New Vapor Barrier
- ⊖ 14.3.1 Structure - Columns and piers: Wood to concrete contact
- ⊖ 14.4.1 Structure - Structural System (Walls-Ceilings-Floors): Sloped Floor
- ⚠️ 14.5.1 Structure - Roof Structure and Attic: Leak Elevated Moisture
- ⊖ 15.5.1 Kitchen - Dishwasher: Dishwasher Loose

1: INSPECTION DETAILS

Information

Approximate age of building

Over 20 years

In Attendance

Listing Agent

Occupancy

Vacant

Temperature (F) Approximately

40-50

Type of Building

Single Family

Weather Conditions

Cloudy, Raining

Sewer Scope

Did you miss this??

A sewer line inspection is not part of a standard home inspection but could cost you \$1000's if concerns are found after your home purchase. For ultimate protection you might want to purchase a sewer line inspection. You can learn more about this added protection @ <https://youtu.be/yDx-Fkw1WJQ> (Typical cost is \$260-\$300)

THE SAFE HOME BOOK

Go to <https://www.keyinspectionsservices.com> under Resources select THE SAFE HOME BOOK.

Limitations

General

HOMEOWNER/SELLER INSPECTION

This inspection was performed for the home owner selling this home and was inspected according to the Washington State Standards of Practice. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. Our inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

General

WHAT REALLY MATTERS IN A HOME INSPECTION

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your technician can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

2: POSITIVE ATTRIBUTES OF THE HOME

Information

Features & Description: Plumbing The plumbing system was Copper plumbing	Features & Description: Roof Concrete Tile Roof	Features & Description: Furnace The Furnace was Newer (Under 5 Years Old)
Features & Description: Addition Features Gas Fireplace, Wood Burning Fireplace		

3: ORIENTATION FOR REPORT

Information

Rear



Right Side



Front



Left Side



4: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material Brick Veneer, EIFS, Wood Trim	Exterior Doors: Exterior Entry Door Wood, Glass	Walkways, Patios & Driveways: Driveway Material Concrete
Walkways, Patios & Driveways: Walkway material Concrete, Pavers	Decks, Balconies, & Porches : Appurtenance Covered Porch, Front Porch, Patio, Balcony	

Observations

4.1.1 Siding, Flashing & Trim

 Inquire With Seller/Deferred Maintenance

BRICK VENEER - STEP CRACKS

There appeared to be one or more areas of step cracking and cracked bricks on the veneer siding. This may indicate foundation settling and/or issues with the steel lintels over window openings. I recommend a qualified siding contractor to evaluate further for repairs/replacement.

Recommendation
Contact a qualified siding specialist.



Rear Patio At Grill

4.1.2 Siding, Flashing & Trim

 Inquire With Seller/Deferred Maintenance

BRICK VENEER - WEEP HOLES BLOCKED/MISSING

The weep holes of the brick veneer siding appeared to be blocked or missing. Weep holes are designed to facilitate proper drainage and air flow for the siding. I recommend having a qualified contractor evaluate and make the appropriate corrections.

Recommendation
Contact a qualified masonry professional.



Right Side, Service Door Adjacent



Left Side Walk Way

4.1.3 Siding, Flashing & Trim

 [Inquire With Seller/Deferred Maintenance](#)

EIFS

EIFS, also known as Faux Stucco or Exterior Insulated Finished System, was installed on the home. EIFS is a specialized siding system requiring near perfect installation and ongoing maintenance. Any moisture that gets behind the visible surface can severely damage the wall sheathing and structure. Determining if there is moisture intrusion or non-visible rot/damage is beyond the scope of a standard home inspection. We recommend a qualified EIFS siding inspector evaluate the siding system for moisture intrusion and potential damage.

Recommendation

Contact a qualified siding specialist.



2nd Floor Various Locations



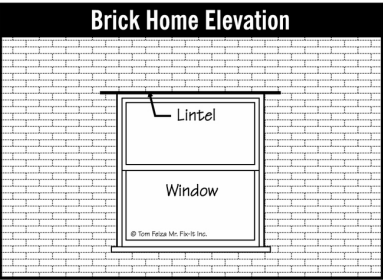
2nd Floor Various Locations

4.1.4 Siding, Flashing & Trim

 [Safety Concern/Recommend Repair](#)

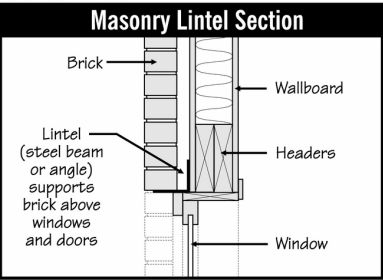
LINTEL RUSTING/DETERIORATING

Rust and deterioration was noted at the Lintels. This can develop into structural concerns of the veneer. I recommend a qualified siding contractor familiar with this type of siding to repair/replace.



Recommendation

Contact a qualified professional.



5009



Various Locations



Various Locations



Various Locations



Various Locations

4.4.1 Decks, Balconies, & Porches

[Inquire With Seller/Deferred Maintenance](#)

SEALED DECKING SYSTEM

Inquire with seller regarding the history and operation of sealed decking system. The system is not accessible from the area below. Sealed decking systems need continual sealant and moisture control to prevent wood deterioration of underlying structure.

Recommendation

Contact a qualified deck contractor.



Rear Balcony

4.5.1 Soffits & Fascia

[Inquire With Seller/Deferred Maintenance](#)

SOFFIT - STAINING, NO MOISTURE

Staining was observed at the soffit area. This may indicate a current or past roof leak and/or a flashing defect. No elevated moisture at the time of inspection. Recommend evaluation by a qualified roofing contractor for repair/replacement.

Recommendation

Contact a qualified roofing professional.



Front, Garage Adjacent



Front, Garage Adjacent

4.6.1 Vegetation, Grading, Drainage & Retaining Walls

[Inquire With Seller/Deferred Maintenance](#)

RODENT BAIT BOX NOTED

Rodent bait box installed on exterior of home. Inquire with seller for further details on history of pest intrusion and remediation. This is for informational purposes.

Recommendation

Contact a qualified pest control specialist.



Various Locations



Various Locations

4.6.2 Vegetation, Grading,
Drainage & Retaining Walls

 [Inquire With Seller/Deferred Maintenance](#)

SOIL TO SIDING

There appeared to be soil in contact with the siding. This is a conducive condition for wood deterioration and wood destroying organisms. Recommend maintaining a 6 to 8 inch clearance between soil and siding.

Recommendation

Contact a qualified landscaping contractor



Front

4.6.3 Vegetation, Grading, Drainage & Retaining Walls

 [Inquire With Seller/Deferred Maintenance](#)

VEGETATION 12" CLEARANCE

We recommend maintaining a 12" clearance between vegetation and the structure, and a minimum 4" clearance between soil and wood products to avoid conducive conditions for rodent entry and/or wood destroying organisms as well as wood rot. Areas covered by vegetation were not visible for inspection. Not all pictures represent all vegetation in contact with the structure.

Recommendation

Contact a qualified landscaping contractor



Various Locations



Various Locations

5: ROOF

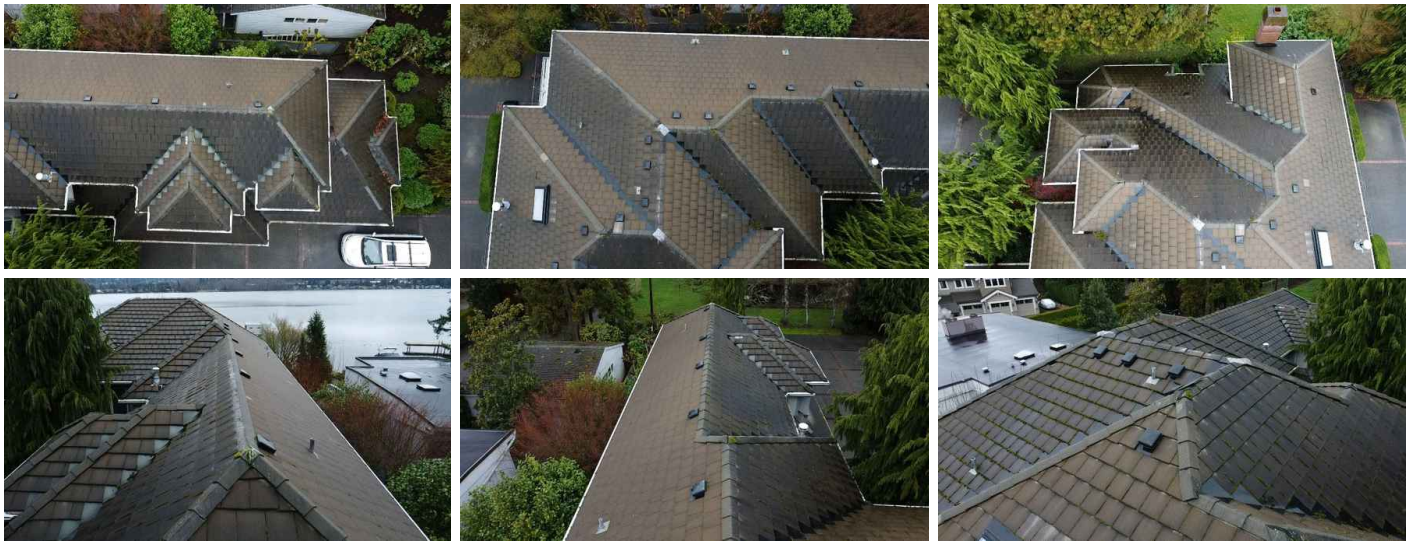
Information

Coverings: Layers
One layer of tiles

Coverings: Material
Tile, Concrete

Coverings: Roof Type/Style
Gable, Combination

Coverings: Inspection Method
Drone



Limitations

Coverings

SAFETY CONCERNS - MINIMALLY INSPECTED

The roof was inspected from a ladder at the eaves, from the ground, with a photo pole, and/or with a drone for the inspectors safety due to steepness, slip hazards, potential damage or other safety concerns. We recommend inquiring with the seller on the most recent installation, history of leaks (if any).

Observations

5.2.1 Roof Drainage Systems

GUTTER DEBRIS GUARD INSTALLED

Debris guards installed at the gutters. Unable to view condition of gutter as a result. We recommend maintaining the debris guard as per manufacturers instructions.

Recommendation

Contact a qualified professional.

 Inquire With Seller/Deferred Maintenance



6: GARAGE/CARPORT

Information

Floor-Walls-Ceiling: Material Covering
Mixture of Materials



Garage Door/Garage Door Opener: Type of Door Operation
Opener



Limitations

Garage Door/Garage Door Opener

DOWNWARD FORCE NOT TESTED

The downward force safety mechanism of the overhead garage door was not tested at time of inspection due to potential of garage door damage. This is a company policy. Adjustment to the downward for is usually straightforward. For additional information, here is a link on how to adjust the downward force: [Downward Force Adjustment](#)

Observations

6.1.1 Floor-Walls-Ceiling

BOLLARD

For increased safety I recommend adding a bollard post in front of the furnace/water heater in the garage. This can help prevent a vehicle from impacting the appliances. Inquire with a qualified contractor for this safety upgrade.

Recommendation

Contact a qualified general contractor.

 Safety Concern/Recommend Repair



Garage

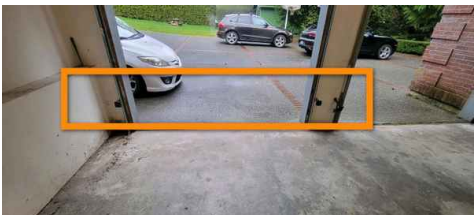
6.2.1 Garage Door/Garage Door Opener

ELECTRONIC SAFETY EYES INSTALLED HIGH

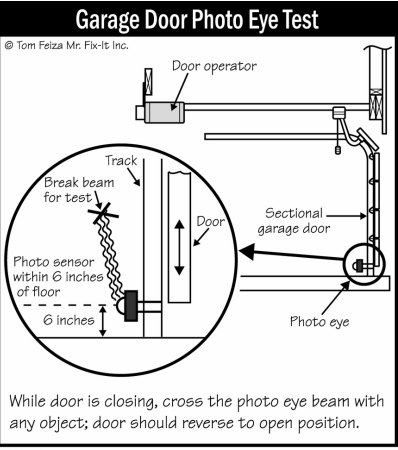
The garage door electronic safety eyes appeared to be installed too high. Generally, the safety eyes are installed within 4-8" of the floor. I recommend installing per manufacturer specifications.

Example Picture:

 Safety Concern/Recommend Repair



Door 4



Recommendation
Contact a qualified garage door contractor.

6.2.2 Garage Door/Garage Door Opener

 Safety Concern/Recommend Repair

MISSING CROSS BRACING
GARAGE

There appeared to be missing cross bracing on the garage door opener and/or the track. This is designed to keep components from improper movement. Recommend that a qualified garage door contractor evaluate for repair or replacement.

Recommendation
Contact a qualified garage door contractor.



All Garage Doors

7: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior doors Wood	Windows: Materials Metal, Vinyl	Floors - Walls - Ceiling: Ceiling Materials Painted
Floors - Walls - Ceiling: Floor Covering Mixture of materials	Floors - Walls - Ceiling: Wall Materials Painted	Countertops & Cabinets: Countertop and Cabinet Material Mixture of materials

Observations

7.2.1 Windows

 Inquire With Seller/Deferred Maintenance

FAILED SEAL

Window showed symptoms of a breached seal, or failure of the seal between the two pieces of glass. The symptoms often take the form of condensation between the panes of an insulated glass unit. These failures are more a cosmetic consideration than a functional one, as the breach does not appreciably affect the thermal insulation value of the window unit. However, the fog cannot be removed by cleaning the exposed surfaces of the unit. There is no simple fix for this condition, short of replacing the entire glazing unit. Also, condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesn't usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows. Not all windows may be represented in the photos. I recommend a qualified window contractor to evaluate all windows for repair/replacement.

Recommendation
Contact a qualified window repair/installation contractor.



7.2.2 Windows

 Safety Concern/Recommend Repair

TEMPERED GLASS - NOT VERIFIED

I was unable to verify whether or not the windows were made of tempered glass at the time of inspection. Windows near stairs or ground level should be safety glass. I recommend a qualified window specialist to evaluate and repair/replace as necessary.

Recommendation
Contact a qualified window repair/installation contractor.



7.3.1 Floors - Walls - Ceiling



Inquire With Seller/Deferred Maintenance

CRACKS - MINOR

Minor cracks noted at the corners of framed openings or across ceilings. These cracks are most likely the result of long-term settling and/or curing of the framing and finished surfaces. Both of these occurrences are normal, cosmetic in nature, and not related to structure defects.

Recommendation

Contact a qualified general contractor.



Kitchen Adjacent Hallway

7.3.2 Floors - Walls - Ceiling



Inquire With Seller/Deferred Maintenance

**STAINING - NO
MOISTURE**

Staining noted on wall/ceiling/flooring at time of inspection. I recommend inquiring with the seller regarding history of area and any maintenance performed. If repairs are required I recommend a qualified contractor to evaluate and repair/replace. No obvious signs of elevated moisture at the time of inspection.

Recommendation

Contact a qualified general contractor.



Garage

8: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground



Main & Subpanels, Service & Grounding, Main Over current
Device: Panel Capacity
200 AMP, (2) 125 amp

Smoke Detectors/Carbon Monoxide Detectors: Carbon Monoxide
Yes

Main & Subpanels, Service & Grounding, Main Over current
Device: Branch Wire 15, 20, and 30 AMP
Copper

Main & Subpanels, Service & Grounding, Main Over current
Device: Panel Manufacturer
Cutler Hammer

Main & Subpanels, Service & Grounding, Main Over current
Device: Main Electrical Shut-off
Location
At electric panel

Main & Subpanels, Service & Grounding, Main Over current
Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Over current Device: Wiring Method
NM Cable (Romex)



Main



Main Panel



Right Side Sub Panel



Right Side Sub Panel



Left Side Sub Panel



Left Side Sub Panel

Observations

8.2.1 Main & Subpanels, Service & Grounding, Main Over current Device



Safety Concern/Recommend Repair

MISSING FASTENER

Missing fastener were noted. This creates a safety concern. I recommend simply adding proper fasteners to secure the panel cover.

Recommendation

Contact a qualified electrical contractor.



Main Panel

8.2.2 Main & Subpanels, Service & Grounding, Main Over current Device



Safety Concern/Recommend Repair

OPENING IN PANEL COVER

There were one or more openings in the electrical panel cover which is a safety hazard. Often a simple repair. Fillers can be purchased from most hardware stores. Recommend repair for increased safety.



Main Panel

Recommendation

Contact a qualified electrical contractor.

8.3.1 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits



Safety Concern/Recommend Repair

GFCI NON-OPERABLE

The Ground Fault Circuit Interrupter (GFCI) appeared to be non-operational at the time of inspection. Recommend repair by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Garage, Right Side



Garage, Panel Adjacent

8.3.2 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits



Safety Concern/Recommend Repair

EXTENSION CORD

Fixture appeared to be using an extension cord as permanent. This is a safety hazard. Typically, extension cords are used only as temporary wiring since often the wire gauge is not rated for the electrical current on the circuit. We are unable to determine the wire gauge of the extension cord. Overheating of the extension cord wire is the concern. [Visit this link for further information.](#)

Recommendation

Contact a qualified electrical contractor.



Garage

8.3.3 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits



Safety Concern/Recommend Repair

JUNCTION BOX NOT SECURED

Junction box did not appear to be properly secured the time inspection. I recommend that a qualified electrical contractor repair or replace.

Recommendation

Contact a qualified electrical generator.



Rear Generator

8.3.4 Lighting Fixtures,
GFCI, AFCI, Switches &
Receptacles, Branch Wiring Circuits



Inquire With Seller/Deferred Maintenance

LIGHT OUT

One or more lights were out at time of inspection. It may be that the bulbs are out. I recommend inquiring with the sellers regarding operation/maintenance and ensuring that all bulbs/lights are operational prior to final walk-through.

Recommendation



Contact a qualified electrical contractor.



2nd Floor Hallway

9: PLUMBING

Information

Main Water: Main Water Shut-Off Location Garage	Main Water: Water Source Public	Main Water: Water Supply Material Copper
	Left Hot Water Systems, Controls, Flues & Vents: Capacity 50 Gallons	Left Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas
Left Hot Water Systems, Controls, Flues & Vents: Approximate Age Of Water Heater 10 Years Old		

Left Hot Water Systems,
Controls, Flues & Vents: Seismic
Straps
No

Right Side Hot Water Systems,
Controls, Flues & Vents 2:
Approximate Age Of Water
Heater
10 Years Old

Right Side Hot Water Systems,
Controls, Flues & Vents 2:
Capacity
50 Gallons



Right Side Hot Water Systems,
Controls, Flues & Vents 2: Power
Source/Type
Gas

Right Side Hot Water Systems,
Controls, Flues & Vents 2: Seismic
Straps
No

Distribution Systems and
Fixtures: Distribution Material
Copper

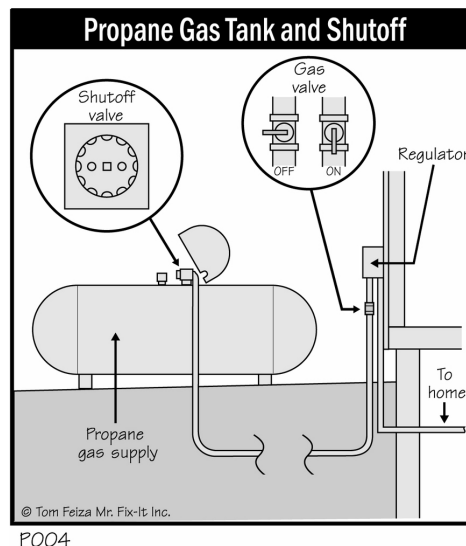
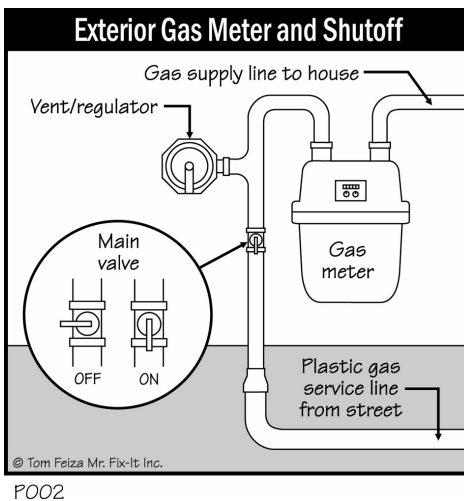
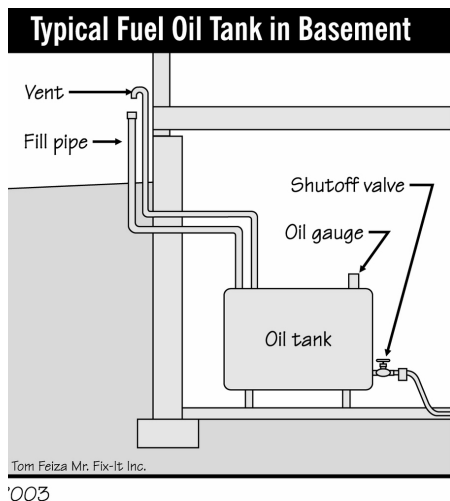
Drain, Waste, & Vent Systems:
Material
ABS, PVC

Drain, Waste, & Vent Systems: Sewer Scope

Due to the age of the home and the potential for damage/root intrusion to the sewer line, I recommend inspection of the sewer line or inquiring with sellers on the history of maintenance, inspection and operation of the sewer drainage piping. If further technical details are needed, we recommend that a qualified professional optically scan the sewer line for defects, damage, etc. To set up a sewer line inspection please reach out to our office or the inspector to preform a sewer inspection.

Fuel Storage & Distribution Systems: Main Gas Shut-Off Location

Gas Meter



Washers & Dryers: Dryer Vent Cleaning

It is recommend that the dryer vent is cleaned annually to prevent any build up of lint. This may create a fire hazard as lint can build up in the vent line. I recommend an HVAC technician to properly clean out the dryer vent.

Limitations

Washers & Dryers

WASHER & DRYER NOT INSPECTED

Washers and dryers are not part of a standard home inspection. I recommend inquiring with the seller about any history or maintenance to the washer and dryer if they are present. For increased protection against leaks, I recommend ensuring a drain pan under the washer with an external drain, water alarm and having braided stainless steel hoses which are more durable than rubber. We do not test washer and dryers because they need a load in them to ensure they will be properly balanced and work as designed.



Observations

9.2.1 Left Hot Water Systems, Controls, Flues & Vents

AGED UNIT

 Inquire With Seller/Deferred Maintenance



10 Years Old

The water heater is nearing or past the end of its design life, the age is notated in the information section. Standard life is 8-12 years. I recommend budgeting for replacement. If one is not already installed, I recommend installation of a water alarm in a drain pan at the base of the water heater to alert you to a leak. I also recommend maintenance to the water heater to prevent any possible damage.

<https://www.youtube.com/watch?v=Ug6gi2053wE>

Recommendation

Contact a qualified plumbing contractor.

9.2.2 Left Hot Water Systems, Controls, Flues & Vents

 Safety Concern/Recommend Repair

SEISMIC STRAPS MISSING

The water heater was missing seismic straps on top third and bottom third of water tank. These are required, not only by local jurisdictions but often by appraisers and lending institutions. I recommend correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Both Water Heaters

9.2.3 Left Hot Water Systems, Controls, Flues & Vents

 Safety Concern/Recommend Repair

TPR SHARED LINE

The TPR (Temperature Pressure Release) line appeared to share a line with other components. This may create a safety hazard as it could add pressure to the other areas of components. I recommend a qualified plumber to evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



Garage

9.3.1 Right Side Hot Water Systems, Controls, Flues & Vents 2

 Inquire With Seller/Deferred Maintenance

AGED UNIT

The water heater is nearing or past the end of its design life, the age is notated in the information section. Standard life is 8-12 years. I recommend budgeting for replacement. If one is not already installed, I recommend installation of a water alarm in a drain pan at the base of the water heater to alert you to a leak. I also recommend maintenance to the water heater to prevent any possible damage.

<https://www.youtube.com/watch?v=Ug6gi2053wE>



10 Years Old

9.4.1 Distribution Systems and Fixtures

INSULATE PLUMBING PIPES

 Inquire With Seller/Deferred Maintenance

Missing insulation on plumbing pipes in one or more areas. Recommend insulating plumbing lines in crawlspace-garage-exterior to help deter freeze potential. Generally, a simple repair, but can be expensive if pipes burst.

Recommendation

Contact a qualified handyman.



Garage



Crawlspace at Entry

9.5.1 Sink

POLYBUTYLENE SUPPLY LINES

Some or all of the plumbing supply pipes found in the home appeared to be made of polybutylene which was common in the 80's through early 90's and was recalled under a class action lawsuit in 1995. This type of supply pipe has been known to fail at the fittings. We recommend upgrading to higher quality plumbing with a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



Inquire With Seller/Deferred Maintenance



Laundry Room

9.5.2 Sink

POP UP ASSEMBLY

One or more of the pop-up assemblies did not appear to function properly during functional testing. This is a typical home owner fix. If further assistance is needed I recommend a qualified plumber to evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



Inquire With Seller/Deferred Maintenance



Bathroom off Game Room

9.6.1 Shower/Bathtub

JETTED TUB MOTOR NOT ACCESSIBLE

The motor for the jetted tub did not appear to be accessible at the time inspection. Typically, there is an access panel to allow for inspection and maintenance of the motor and electrical connections. I recommend that a qualified contractor make the area accessible and that a qualified contractor evaluate the motor and electrical connections. Due to this not being accessible the jetted tub was not tested.

Recommendation

Contact a qualified plumbing contractor.



Safety Concern/Recommend Repair



Primary Bathroom

9.6.2 Shower/Bathtub



Inquire With Seller/Deferred Maintenance

JETTED TUB NON-OPERATIONAL

The jetted tub did not appear to be operational at time of inspection. I recommend inquiring with sellers for history and having a qualified plumbing contractor evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



Primary Bathroom

9.6.3 Shower/Bathtub



Inquire With Seller/Deferred Maintenance

POOR WATER FLOW

Poor water flow was noted when more than one fixture was operated at the same time. I recommend a qualified plumber to evaluate further to increase the water flow.

Recommendation

Contact a qualified plumbing contractor.



Primary Bathroom Shower

9.6.4 Shower/Bathtub



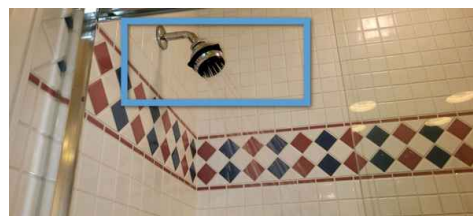
Inquire With Seller/Deferred Maintenance

SHOWER HEAD MINOR LEAKING

The shower head appeared to be leaking. This leak appears to be minor but may get worse in time. I recommend a qualified plumber or handyperson to repair/replace to prevent any potential moisture damage.

Recommendation

Contact a qualified plumbing contractor.



Bathroom off Game Room

9.6.5 Shower/Bathtub



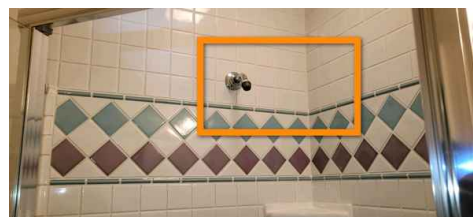
Safety Concern/Recommend Repair

SHOWER NON-OPERATIONAL

The shower appeared to be non-operational. I recommend a qualified plumber to evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Center Guest Room, Capped

9.9.1 Fuel Storage & Distribution Systems



Safety Concern/Recommend Repair

CORROSION

Corrosion, rust noted on gas pipes in one or more locations. Excessive corrosion can lead to pitting and potential leaks. Recommend evaluation and any necessary replacement by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Rear

9.9.2 Fuel Storage & Distribution Systems



Inquire With Seller/Deferred Maintenance

MISSING SEDIMENT TRAP

Missing sediment trap in gas line. A sediment trap is installed to catch any debris which can pose a problem in the orifices of the gas burning appliances. Recommend evaluation and repair by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Garage

10: HEATING

Information

Equipment: Approximate Age Of Equipment
5 Years Old

Equipment: Filter Location
Hallway Ceiling

Equipment: Heat Energy Source
Gas

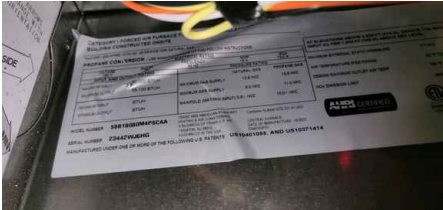


2019

Equipment 2, 2nd Floor: Approximate Age Of Equipment
1 Years Old

Equipment 2, 2nd Floor: Filter Location
Hallway Ceiling

Equipment 2, 2nd Floor: Heat Energy Source
Gas



2023

Distribution Systems, Presence of Installed Heat Source in Each Room, Normal Operating Controls: Ductwork Insulated

Equipment: Heat Type
Forced Air, Electric Wall Heater



Furnace



Furnace



Primary Bathroom, Operable

Equipment 2, 2nd Floor: Heat Type
Forced Air



Observations

10.1.1 Equipment
FURNACE - RECENT SERVICING

 Inquire With Seller/Deferred Maintenance

Service sticker on the furnace indicated recent servicing. I recommend obtaining a copy of the receipt for your records, as well as having a point of contact for a future maintenance and operation questions. The standard life expectancy is 15 to 18 years with proper maintenance.

Recommendation
Contact a qualified HVAC professional.

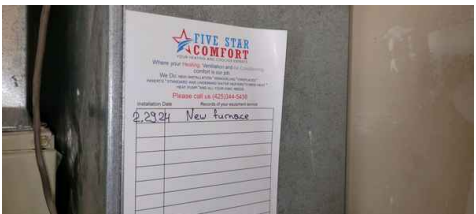


6/19/2023

10.2.1 Equipment 2, 2nd Floor
FURNACE - NEW UNIT

 Inquire With Seller/Deferred Maintenance

The furnace appears to be a newer installation. I recommend inquiring with a seller about any permits, contractor information, and warranty information for your records.



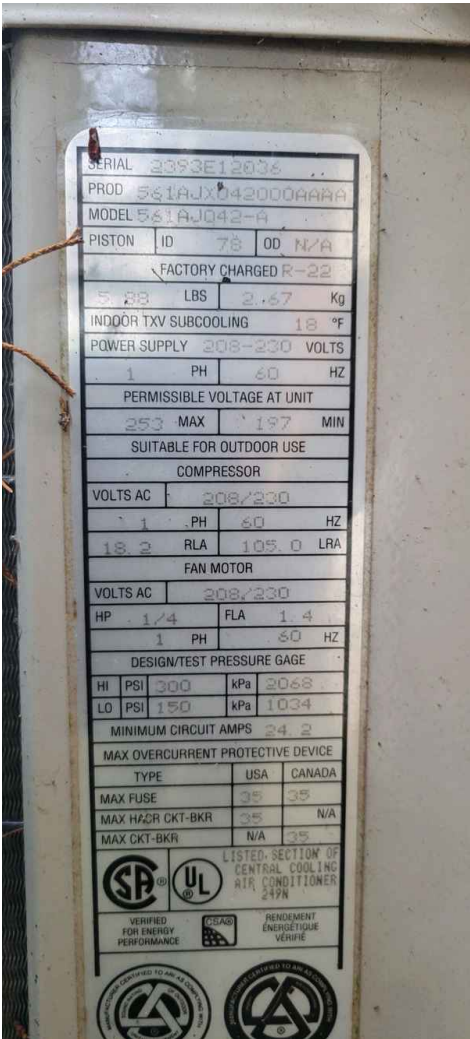
11: AIR CONDITIONING SYSTEMS

Information

Cooling Equipment: Energy Source/Type
Central Air Conditioner



Exterior AC Unit



Exterior AC Unit Data Plate



Interior AC Unit

Observations

11.1.1 Cooling Equipment

A/C COMPRESSOR - UNSECURED UNIT

The A/C compressor unit did not appear to be secured to the pad at the time of inspection. I recommend a qualified HVAC specialist to evaluate and repair/replace as necessary.

 Safety Concern/Recommend Repair



11.1.2 Cooling Equipment

 Primary Concern

A/C INOPERABLE

The A/C did not appear to operate using normal home owner controls at the time of inspection. I recommend inquiring with the sellers regarding operability and evaluation for repairs or replacement as needed by a qualified professional. Additionally I recommend reviewing for operability during walk through.



Current Exterior AC Unit Not Connected to New Furnace



Current Exterior AC Unit Not Connected to New Furnace



Current Exterior AC Unit Not Connected to New Furnace

12: CHIMNEY & FIREPLACE

Information

Fireplace: Type
Gas, Wood



Living Room



Observations

12.1.1 Chimney

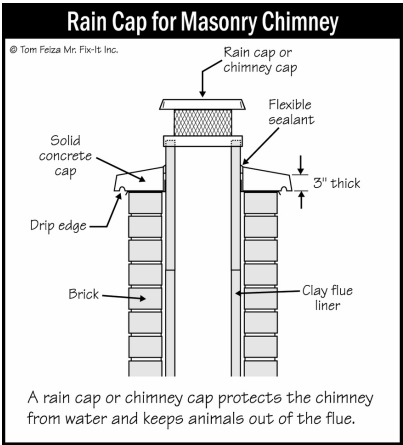
MISSING SPARK ARRESTOR/RAIN CAP

The chimney appeared to be missing a spark arrestor/rain cap. This could allow pest entry into the chimney, allow water to enter the chimney and freeze, potentially damaging the firebox/damper/chimney/etc., as well as allowing fire embers to exit the home, potentially leading to fire hazards. Recommend a qualified chimney sweep evaluate for cleaning and repairs.

 Safety Concern/Recommend Repair



Left Side



F030

Recommendation
Contact a qualified chimney contractor.

12.1.2 Chimney

MOSS GROWTH ON CHIMNEY

Moss growth observed on the chimney. Moss retains moisture and can speed deterioration of brick and mortar joint material. I recommend cleaning all moss from chimney and repair as needed.

 Inquire With Seller/Deferred Maintenance



Recommendation
Contact a qualified professional.

Left Side

12.2.1 Fireplace
**GAS FIREPLACE
SERVICE**

 Inquire With Seller/Deferred Maintenance

Inquire with seller on history of servicing of the gas fireplace. We recommend regular service as per manufacturers specifications. Unable to determine when most recent service was performed.

Recommendation
Contact the seller for more info



Living Room

13: INSULATION AND VENTILATION

Information

Attic Insulation: Insulation Type Batt, Loose-fill, Cellulose	Floor Insulation: Flooring Insulation Batt	Ventilation: Ventilation Type Soffit and Roof Vents
Exhaust Systems: Dryer Power Source 220V Electric	Exhaust Systems: Dryer Vent Material Metal (Flex)	Exhaust Systems: Exhaust Fans Fan with Light



Observations

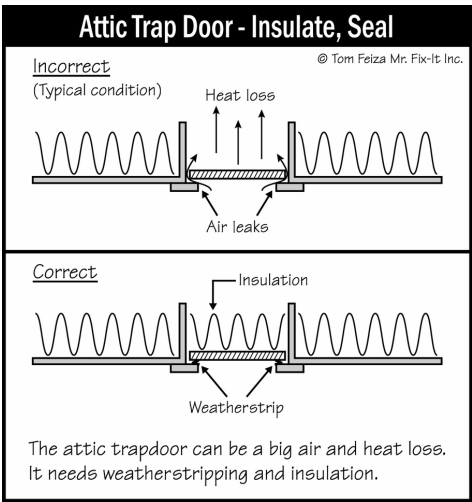
13.1.1 Attic Insulation

ATTIC HATCH MISSING INSULATION

 Inquire With Seller/Deferred Maintenance

Missing insulation on the attic hatch was noted. This can effect the heating and cooling. I recommend adding proper insulation to the attic hatch.

Recommendation
Contact a qualified insulation contractor.



1006
Example Picture



Front, Main Attic

13.3.1 Ventilation

 Safety Concern/Recommend Repair**FUNGAL STAINING -
ATTIC**

Residue observed on attic sheathing appeared to be fungal in nature. Ventilation of attic area may need alteration or correction. I recommend a qualified fungal growth specialist to review for potential remedy. Poor ventilation can decrease the life of the roof. I did not inspect, test or determine if this growth is or is not a health hazard. If you would like further technical advice we recommend contacting our office to schedule a mold sampling test. This type of testing is beyond the scope of a standard home inspection. The underlying cause is moisture or dampness.

Recommendation

Contact a qualified environmental contractor



Partial Attic at Front Game Room,
Elevated moisture reading

13.4.1 Exhaust Systems

 Inquire With Seller/Deferred Maintenance**EXHAUST FAN
DUCTING FALLEN**

The duct from one or more exhaust fans appeared to have fallen from the roof termination. This can cause excessive moisture in the attic, which can result in damage to wooden elements of the roof structure. I recommend that the duct be reconnected to provide proper ventilation.

Recommendation

Contact a handyman or DIY project



Main Attic Above Attic Hatch Entry

13.4.2 Exhaust Systems

 Inquire With Seller/Deferred Maintenance**EXHAUST FAN
UTILIZING ATTIC VENTILATION**

A bathroom, laundry, or kitchen exhaust fan appeared to be utilizing a vent designed for attic ventilation. Attic ventilation vents are designed for moving air through the attic space and are screened to prevent pest entry. The vents designed for exhaust fans are designed with flaps to open and close and do not have screens as screens have the likelihood of becoming clogged. I recommend that a qualified contractor evaluate and make the necessary repairs to properly terminate the exhaust fan to the exterior.

Recommendation

Contact a handyman or DIY project



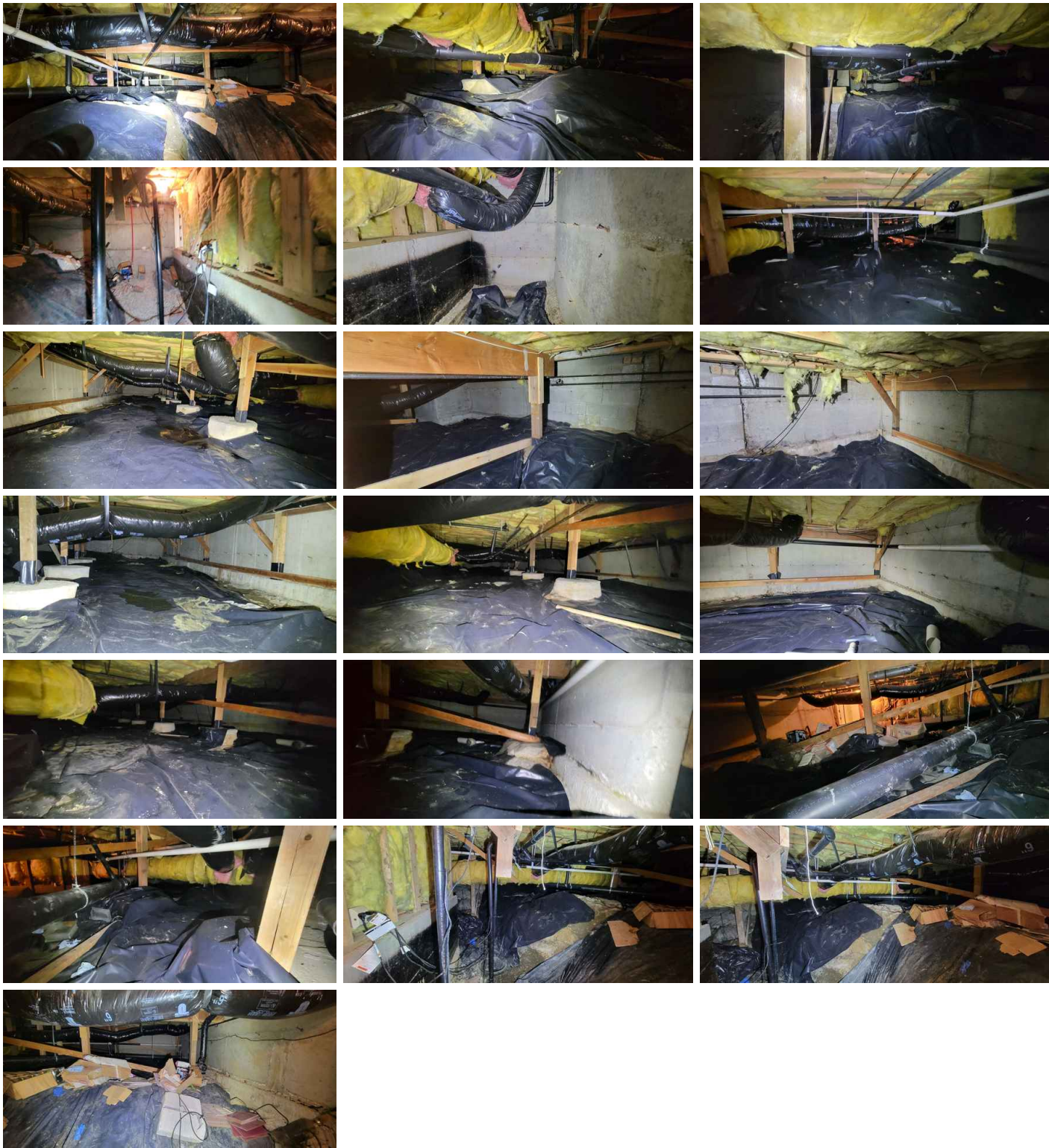
Above Main Attic Hatch

14: STRUCTURE

Information

Columns and piers: Material
Wood Posts/Cement Piers, Wood joists

Foundation, Basement, and CrawlSpace: Material
Poured concrete



Roof Structure and Attic: Structural System

Trusses, Rafters



Partial Attic at Front Game Room



Partial Attic at Front Game Room



Partial Attic at Front Game Room



Partial Attic at Front Game Room



Partial Attic at Front Game Room



Front, Main Attic



Front, Main Attic



Front, Main Attic



Front, Main Attic



Front, Main Attic



Front, Main Attic



Main Attic



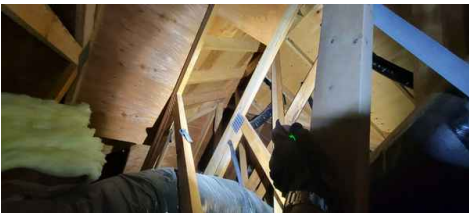
Main Attic



Main Attic



Main Attic



Main Attic

Limitations

Roof Structure and Attic

LOW CLEARANCE

Due to minimal clearance areas of the attic were minimally inspected from a distance.



Front, Main Attic

Roof Structure and Attic

MINIMALLY ACCESSIBLE

The attic was minimally accessible and only inspected from the entrance due to one of the following reasons: inadequate clearance or path of travel for safe inspection, blown insulation, asbestos insulation or sprinkler system installation.



Permanent Closet Installation

Observations

14.1.1 Foundation, Basement, and Crawlpace



Inquire With Seller/Deferred Maintenance

EFFLORESCENCE

White efflorescence (powder substance) and staining on concrete foundation walls indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

Recommendation

Contact a qualified professional.



Right of Entry, Front Wall

14.1.2 Foundation, Basement, and Crawlpace



Inquire With Seller/Deferred Maintenance

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend sealing the crack to prevent any further damages by a qualified concrete contractor.

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

Here is a [Video](#) of a simple patch.

Recommendation

Contact a qualified professional.



Rear, Right Side, Service Door Adjacent



Rear, Right Side, Service Door Adjacent



Front Wall, Crawlpace Interior

14.2.1 Vapor Barrier



Inquire With Seller/Deferred Maintenance

NEW VAPOR BARRIER

Inquire with seller regarding what appears to be a newly installed vapor barrier.

Recommendation

Contact a qualified professional.



14.3.1 Columns and piers

WOOD TO CONCRETE CONTACT

One or more posts appeared to be in contact with concrete. Typically there is a moisture barrier between the two components. I recommend a qualified contractor to evaluate for potential repair or replacement.

Recommendation

Contact a qualified professional.



Safety Concern/Recommend Repair



Center Posts

14.4.1 Structural System (Walls-Ceilings-Floors)

SLOPED FLOOR

There appeared to be a slope in the floor. Unknown to the inspector whether or not this was an active issue. I recommend a qualified foundation contractor to evaluate and repair/replace as necessary.

Recommendation

Contact a qualified general contractor.



Safety Concern/Recommend Repair



2nd Floor Rear Right Side Bedroom

14.5.1 Roof Structure and Attic

LEAK ELEVATED MOISTURE

There appeared to be an active leak in the attic. Elevated moisture was found at the time of inspection. I recommend a qualified roofer to evaluate further for repair/replacement.

Recommendation

Contact a qualified roofing professional.



Primary Concern



Partial Attic at Front Game Room,
Elevated moisture reading



Partial Attic at Front Game Room,
Elevated moisture reading



Partial Attic at Front Game Room,
Elevated moisture reading



Partial Attic at Front Game Room,
Elevated moisture reading

15: KITCHEN

Information

Range/Oven/Cooktop: Exhaust

Hood Type

Vented



Observations

15.5.1 Dishwasher

DISHWASHER LOOSE

The dishwasher appeared to be loose at time of inspection. Typically, the unit is secured to the underside of the countertop and/or the sides of the cabinet opening. I recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified appliance repair professional.



Safety Concern/Recommend Repair



16: ITEMS NOT INSPECTED

Limitations

Items Not Inspected

BARBECUES NOT INSPECTED

Barbecues are outside the scope of a standard home inspection. I recommend inquiring with the seller on any history of maintenance to the barbecue.



Items Not Inspected

BUILT IN SPEAKER SYSTEM

Recommend inquiring with seller for functionality of built-in speaker system.



Items Not Inspected

DOCK NOT INSPECTED

Docks are outside the scope of a standard home inspection. The dock was not inspected. Inquire with seller or builder for more information including maintenance requirements. For more technical information I recommend evaluation by a qualified professional.



Items Not Inspected

EXTRA BUILDINGS

I did not inspect any additional buildings. I only inspected the main structure. Deficiencies may exist with these structures or buildings. Our company makes no representation to the condition of these structures or buildings. I recommend inquiring with the seller about any history, maintenance and information on the additional buildings.



Boat House

Items Not Inspected

GENERATOR

Backup generator systems are outside the scope of a standard home inspection. Generator system not inspected. Inquire with seller regarding function and maintenance of this system. For further technical information I recommend inquiring with a qualified electrician.



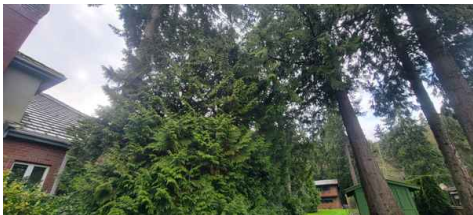
Items Not Inspected

TREE HEALTH

Evaluation of tree health and life span is outside the scope of a standard home inspection. Several trees exist in the vicinity of this home. For further technical service I recommend a qualified arborist evaluate tree health as needed.



Various Locations



Various Locations



Various Locations

17: FINAL CHECKLIST

Information

Range Top And Oven Turned Off Yes	Dishwasher Off Yes	Thermostat Leaving Setting Auto
Settings/temperature Non Present	Cover Installed Yes	Cover Installed Yes
Furnace cover and switch on Yes		

STANDARDS OF PRACTICE

Inspection Details

WAC 308-408C-010 Standards of practice (SOP)—Purpose and scope. Violations of the following SOP and ethics are subject to disciplinary action under RCW 18.235.130. The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports. [Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-010, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-030

Exclusions and limitations.

Inspectors are not required to:

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

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

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

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

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

Positive Attributes of the Home

Exterior

WAC 308-408C-080

Exterior.

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

Describe the exterior components visible from ground level.

Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect

(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

(b) Safety type glass or the integrity of thermal window seals.

(c) Flues or 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.

Test or evaluate the operation of security locks, devices or systems.

Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

Roof

WAC 308-408C-090

Roofs.

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) The inspector will:

Traverse the roof to inspect it.

Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.

Report the manner in which the roof is ventilated.

Describe the type and general condition of roof coverings.

Report multiple layers of roofing when visible or readily apparent.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.

Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.

Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.

Operate powered roof ventilators.

Predict remaining life expectancy of roof coverings.

Garage/Carport

WAC 308-408C-180

Attached garages or carports.

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will:

Inspect the condition and function of the overhead garage doors and associated hardware.

Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.

Inspect the condition and installation of any pedestrian doors.

Inspect fire separation between the house and garage when applicable.

Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine whether or not a solid core pedestrian door that is not labeled is fire rated.

Verify the functionality of garage door opener remote controls.

Move vehicles or personal property.

Operate any equipment unless otherwise addressed in the SOP.

Doors, Windows & Interior

Interiors.

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

(a) Verify

That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches.

(b) Inspect

(i) The overall general condition of cabinets and countertops.

(ii) Caulking and grout at kitchen and bathroom counters.

(iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

(iv) The condition and operation of a representative number of windows and doors.

- (c) Comment on the presence or absence of smoke detectors.
- (d) Describe any noncosmetic deficiencies of these systems or components.
- (2) The inspector is not required to:
 - (a) Report on cosmetic conditions related to the condition of interior components.
 - (b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

Electrical

WAC 308-408C-110

Electrical system.

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will:

(a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

(b) Report

(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

(ii) When no connection to a service grounding electrode can be confirmed.

(c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).

(d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

(e) Verify

(i) The operation of a representative number of accessible switches, receptacles and light fixtures.

(ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

(iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.

(f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

(g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.

(h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.

(i) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Insert any tool, probe or testing device into the main or subpanels.

(b) Activate electrical systems or branch circuits that are not energized.

(c) Operate circuit breakers, service disconnects or remove fuses.

(d) Inspect ancillary systems, including but not limited to:

(i) Timers.

(ii) Security systems.

(iii) Low voltage relays.

(iv) Smoke/heat detectors.

- (v) Antennas.
- (vi) Intercoms.
- (vii) Electrical deicing tapes.
- (viii) Lawn sprinkler wiring.
- (ix) Swimming pool or spa wiring.
- (x) Central vacuum systems.
- (xi) Electrical equipment that's not readily accessible.
- (e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.
- (f) Move any objects, furniture, or appliances to gain access to any electrical component.
- (g) Test every switch, receptacle, and fixture.
- (h) Remove switch and receptacle cover plates.
- (i) Verify the continuity of connected service ground(s).

Plumbing

WAC 308-408C-100

Plumbing system.

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) The inspector will:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.

(b) Report

(i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

(iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.

(iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

(c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.

(d) Operate fixtures in order to observe functional flow.

(e) Check for functional drainage from fixtures.

(f) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

(b) Inspect

(i) Any system that is shut down or winterized.

(ii) Any plumbing components not readily accessible.

(iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.

(iv) Fire sprinkler systems.

- (v) Water-conditioning equipment, including softeners and filter systems.
- (vi) Private water supply systems.
- (vii) Gas supply systems.
- (viii) Interior components of exterior pumps or sealed sanitary waste lift systems.
- (ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.
- (c) Test
 - (i) Pressure or temperature/pressure relief valve.
 - (ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.
- (d) Determine
 - (i) The potability of any water supply whether public or private.
 - (ii) The condition and operation of water wells and related pressure tanks and pumps.
 - (iii) The quantity of water from on-site water supplies.
 - (iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.
- (e) Ignite pilot lights.

Heating

WAC 308-408C-120

Heating system.

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

- (1) The inspector will:
 - (a) Describe the type of fuel, heating equipment, and heating distribution systems.
 - (b) Operate the system using normal readily accessible control devices.
 - (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
 - (d) Inspect
 - (i) The condition of normally operated controls and components of systems.
 - (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
 - (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
 - (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.
 - (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
 - (vi) Electric baseboard and in-wall heaters to ensure they are functional.
 - (e) Report any evidence that indicates the possible presence of an underground storage tank.
 - (f) Describe any deficiencies of these systems or components.
- (2) The inspector is not required to:
 - (a) Ignite pilot lights.
 - (b) Operate:
 - (i) Heating devices or systems that do not respond to normal controls or have been shut down.

- (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.
- (c) Inspect or evaluate
 - (i) Heat exchangers concealed inside furnaces and boilers.
 - (ii) Any heating equipment that is not readily accessible.
 - (iii) The interior of chimneys and flues.
 - (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
- (d) Remove covers or panels that are not readily accessible or removable.
- (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
- (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.
- (g) Determine:
 - (i) The capacity, adequacy, or efficiency of a heating system.
 - (ii) Determine adequacy of combustion air.
- (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Air conditioning Systems

WAC 308-408C-120

Heating system.

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

- (1) The inspector will:
 - (a) Describe the type of fuel, heating equipment, and heating distribution systems.
 - (b) Operate the system using normal readily accessible control devices.
 - (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
 - (d) Inspect
 - (i) The condition of normally operated controls and components of systems.
 - (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
 - (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
 - (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.
 - (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
 - (vi) Electric baseboard and in-wall heaters to ensure they are functional.
 - (e) Report any evidence that indicates the possible presence of an underground storage tank.
 - (f) Describe any deficiencies of these systems or components.
- (2) The inspector is not required to:
 - (a) Ignite pilot lights.
 - (b) Operate:
 - (i) Heating devices or systems that do not respond to normal controls or have been shut down.
 - (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.

(c) Inspect or evaluate

(i) Heat exchangers concealed inside furnaces and boilers.

(ii) Any heating equipment that is not readily accessible.

(iii) The interior of chimneys and flues.

(iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.

(d) Remove covers or panels that are not readily accessible or removable.

(e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.

(f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.

(g) Determine:

(i) The capacity, adequacy, or efficiency of a heating system.

(ii) Determine adequacy of combustion air.

(h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Chimney & Fireplace

WAC 308-408C-160

Fireplaces and stoves.

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

(1) The inspector will:

Describe fireplaces and stoves.

Inspect dampers, fireboxes and hearths.

Describe any deficiencies of these systems or components.

(2) 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.

Insulation And Ventilation

WAC 308-408C-150

Insulation and ventilation.

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

Describe the type of insulation in viewable and accessible unconditioned spaces.

Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Structure

WAC 308-408C-070 Structure.

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

(1) The inspector will:

- Describe the type of building materials comprising the major structural components.
- Enter and traverse attics and subfloor crawlspaces.
- Inspect (a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible. (b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.
- Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.
- Describe any deficiencies of these systems or components.
- Report all wood rot and pest-conducive conditions discovered.
- Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

- Enter (a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or head room less than eighteen inches beneath floor joists and twelve inches beneath girders (beams). (b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.
- Move stored items or debris or perform excavation to gain access.

Kitchen

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.

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.

Final Checklist

Final checklist showing the home was left as it was found.