

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

KEY INSPECTION SERVICES, LLC

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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

33

INQUIRE WITH
SELLER/DEFERRED
MAINTENANCE

10

SAFETY
CONCERN/RECOMMEND
REPAIR

- 🔧 4.1.1 Exterior - Siding, Flashing & Trim: Penetration in Siding
- 🔧 4.1.2 Exterior - Siding, Flashing & Trim: Gap in siding
- 🔧 4.1.3 Exterior - Siding, Flashing & Trim: Wood deterioration
- ⊖ 4.2.1 Exterior - Exterior Doors: Moisture at garage entrance door
- ⊖ 4.3.1 Exterior - Walkways, Patios & Driveways: Non-Graspable Handrail
- ⊖ 4.3.2 Exterior - Walkways, Patios & Driveways: Stairway platform
- ⊖ 4.4.1 Exterior - Decks, Balconies, & Porches : Deck Positive Connection Missing
- 🔧 4.4.2 Exterior - Decks, Balconies, & Porches : Work in progress
- ⊖ 4.4.3 Exterior - Decks, Balconies, & Porches : Non-Graspable Handrail
- 🔧 4.4.4 Exterior - Decks, Balconies, & Porches : Sealed Decking System
- 🔧 4.4.5 Exterior - Decks, Balconies, & Porches : Guardrail minor deterioration
- 🔧 4.5.1 Exterior - Soffits & Fascia: Bird-Squirrel Activity
- 🔧 4.5.2 Exterior - Soffits & Fascia: Fascia - Deterioration
- 🔧 4.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- 🔧 4.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation 12" Clearance
- 🔧 5.1.1 Roof - Coverings: Debris
- 🔧 5.1.2 Roof - Coverings: Sealant shrinking
- 🔧 5.2.1 Roof - Roof Drainage Systems: Gutter Debris
- 🔧 5.2.2 Roof - Roof Drainage Systems: Gutter Leaking
- 🔧 5.3.1 Roof - Flashings: Cricket Flashing Missing
- 🔧 5.3.2 Roof - Flashings: Metal roof flashing over rib
- 🔧 5.4.1 Roof - Skylights & Other Roof Penetrations: Metal Flue Rusted
- 🔧 5.4.2 Roof - Skylights & Other Roof Penetrations: Seal Storm Collar
- 🔧 5.4.3 Roof - Skylights & Other Roof Penetrations: Skylight - Breached Seal
- 🔧 7.1.1 Doors, Windows & Interior - Doors: Door Rubs on Frame
- 🔧 7.5.1 Doors, Windows & Interior - Countertops & Cabinets: Poor/Missing Caulk

- 🔧 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Over current Device: Mislabeled panel
- ⊖ 8.3.1 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : Ground Prong In Outlet
- 🔧 8.3.2 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : Light Switch Unknown Operation
- ⊖ 8.3.3 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : No Power at Outlet
- 🔧 9.2.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Aged Unit
- ⊖ 9.2.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Temp Too High
- 🔧 9.4.1 Plumbing - Sink: Corrugated Drain/Waste Pipe
- 🔧 9.5.1 Plumbing - Shower/Bathtub : Caulking Damaged/Missing
- 🔧 10.1.1 Heating - Equipment: Furnace - Recent Servicing
- 🔧 10.1.2 Heating - Equipment: Heat Pump - Recommend Servicing
- 🔧 11.1.1 Air conditioning Systems - Cooling Equipment: A/C Not Tested - Low Temperature
- 🔧 12.1.1 Chimney & Fireplace - Chimney: Spalling
- 🔧 12.2.1 Chimney & Fireplace - Fireplace: Gas Fireplace Service
- ⊖ 12.2.2 Chimney & Fireplace - Fireplace: Missing Damper Lock Out Clip
- 🔧 13.3.1 Insulation And Ventilation - Ventilation: Crawlspace Vents At or Below Grade
- 🔧 14.1.1 Structure - Foundation, Basement, and Crawlspace: Foundation Cracks - Minor
- ⊖ 14.5.1 Structure - Roof Structure and Attic: Garage Attic open to Main Home Attic

1: INSPECTION DETAILS

Information

Approximate age of building

Over 50 years

In Attendance

Client

Occupancy

Occupied

Temperature (F) Approximately

40-50

Type of Building

Single Family

Weather Conditions

Fog



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

FURNISHED

It is assumed that some areas are concealed and not visible by furniture or other personal property. Home inspectors are not allowed to move personal property during their inspection. It is highly recommended that the purchaser perform a thorough inspection during their final walk through.

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

OLDER HOME

This was an inspection on an older home. With most older homes, it is common to have areas that do not comply with current building codes and while we make every effort to point out safety issues, we do not inspect to code. Many homes, regardless of age, have had repairs/renovations performed that do not meet standard workmanship qualities. We do not judge the quality of the work but rather whether it is functioning as intended and safe. It is common to see older plumbing and/or electrical components. Evidence of water damage could be years old from a problem that no longer exists or may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. It is common to have lead based paint products and/or asbestos material in older homes. Testing whether or not this material is present in the home is beyond the scope of a standard home inspection. The home inspection does not look for possible manufacturer recalls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

General

REINSPECTION ITEMS REMOVED

An original inspection was performed on February 23rd 2024. The homeowner performed certain repairs to the home based on the findings of the original inspection. A partial re-inspection was performed on March 15th 2024 and certain items from the original inspection were removed from the re-inspection report as a result of the repairs. I recommend retaining information regarding the repairs including contractor information, receipts, and any associated permits.

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

Metal Roof

Features & Description: Siding

Cedar Siding

Features & Description: Furnace

Recently Serviced, Mini Split
System

**Features & Description: Addition
Features**

Gas Fireplace, Wood Burning
Fireplace, Air Conditioning

3: ORIENTATION FOR REPORT

Information

Front



Left Side



Rear



Right Side



4: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material

Wood

Exterior Doors: Exterior Entry Door

Wood, Glass, Metal

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Walkway material

Stone, Gravel

Decks, Balconies, & Porches : Appurtenance

Deck

Observations

4.1.1 Siding, Flashing & Trim



Inquire With Seller/Deferred Maintenance

PENETRATION IN SIDING

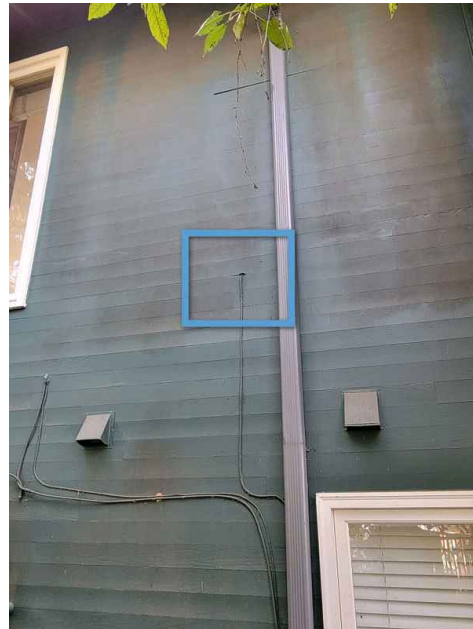
Penetrations in the siding did not appear to be properly sealed. This may potentially allow moisture or pest intrusion. I recommend a qualified contractor to properly seal the areas.

Recommendation

Contact a qualified general contractor.



Left Side



Right Side

4.1.2 Siding, Flashing & Trim



Inquire With Seller/Deferred Maintenance

GAP IN SIDING

There appears to be a gap in the siding which may indicate a previous repair. To prevent moisture intrusion of the homes sheathing, I recommend a qualified siding contractor evaluate for repair.



Front

4.1.3 Siding, Flashing & Trim

WOOD DETERIORATION

Wood deterioration noted at boards below the deck, no elevated moisture was noted at the time of the inspection. I recommend a qualified contractor evaluate for repair or replacement.

Recommendation

Contact a qualified professional.

 Inquire With Seller/Deferred Maintenance



Rear



Rear

4.2.1 Exterior Doors

MOISTURE AT GARAGE ENTRANCE DOOR

Signs of moisture was noted at the floor near the front garage door, deterioration of the door and frame was also noted. I recommend a qualified door installation contractor evaluate for repairs.

 Safety Concern/Recommend Repair

Recommendation

Contact a qualified door repair/installation contractor.



Garage Front



Garage Front



Garage Front



Garage Front



Garage Front



Garage Front

4.3.1 Walkways, Patios & Driveways

NON-GRASPABLE HANDRAIL

 Safety Concern/Recommend Repair

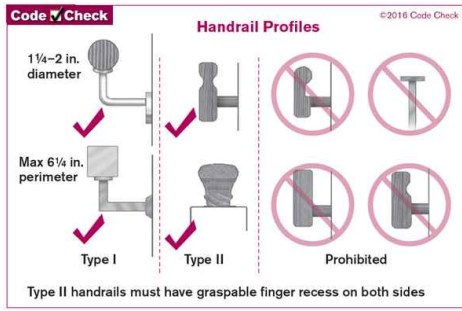
Although it may have not been necessarily required when the home was constructed, I recommend having a qualified contractor install a graspable handrail for increased safety. Graspable handrails allow someone to ascend or descend the staircase safely should someone trip or begin to fall.

Recommendation

Contact a qualified carpenter.



Left Side



4.3.2 Walkways, Patios & Driveways

Safety Concern/Recommend Repair

STAIRWAY PLATFORM

The stairway platform appeared to be missing several components. Missing hangers at the joists, missing lag bolts at the ledger board, and missing flashing at the ledger board were all noted. I recommend a qualified contractor evaluate for repair.

Recommendation

Contact a qualified professional.



4.4.1 Decks, Balconies, & Porches

Safety Concern/Recommend Repair

DECK POSITIVE CONNECTION MISSING

Deck post did not appear to have a positive connection at the time of inspection. Recommend a qualified decking contractor to evaluate for repair replacement for increased safety.

Recommendation

Contact a qualified deck contractor.



4.4.2 Decks, Balconies, & Porches

 Inquire With Seller/Deferred Maintenance

WORK IN PROGRESS

Deck post was showing signs of wood deterioration and appeared to be bowing at the time of the inspection. A contractor was in the process of replacing the post during the inspection.

Recommendation

Contact a qualified deck contractor.



Rear



Rear



Elevated moisture reading



Rear



4.4.3 Decks, Balconies, & Porches

 Safety Concern/Recommend Repair

NON-GRASPABLE HANDRAIL

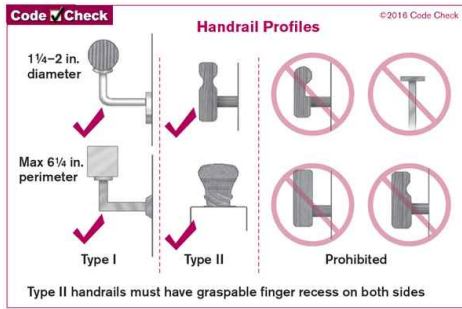
For increased safety, I recommend that a qualified contractor install a graspable handrail.

Recommendation

Contact a qualified professional.



Rear



4.4.4 Decks, Balconies, & Porches

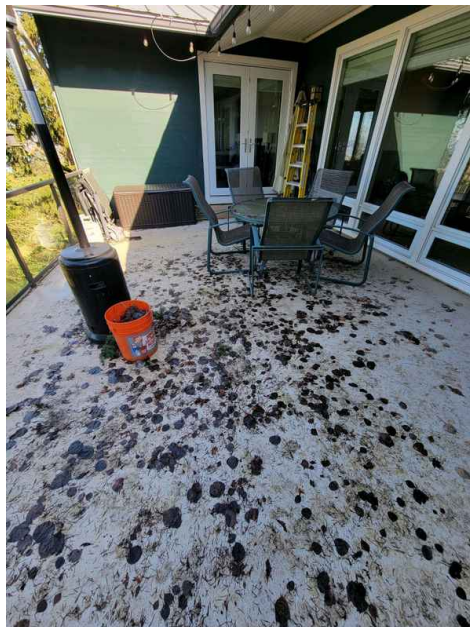
SEALED DECKING SYSTEM

 [Inquire With Seller/Deferred Maintenance](#)

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.



4.4.5 Decks, Balconies, & Porches

GUARDRAIL MINOR DETERIORATION

 [Inquire With Seller/Deferred Maintenance](#)

Minor deterioration of the guardrail noted at the lower deck, no elevated moisture was noted at the time of the inspection. I recommend a qualified contractor evaluate for repair or replacement.

Recommendation

Contact a qualified professional.



Lower deck



Lower deck



Normal moisture readings

4.5.1 Soffits & Fascia

**BIRD-SQUIRREL
ACTIVITY**

Signs of potential bird, squirrel, or other critter activity. Recommend that a qualified pest control specialist evaluate for proper remediation.

Recommendation

Contact a qualified pest control specialist.

 Inquire With Seller/Deferred Maintenance



Right Side

4.5.2 Soffits & Fascia

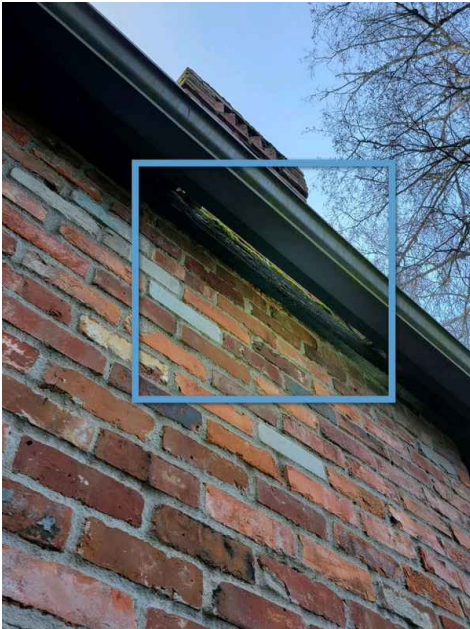
FASCIA - DETERIORATION

One or more sections of the fascia were showing signs of wood deterioration. Recommend that a qualified contractor evaluate for repair/replacement.

Recommendation

Contact a qualified carpenter.

 Inquire With Seller/Deferred Maintenance



Right Side



Right Side Front

4.6.1 Vegetation, Grading, Drainage & Retaining Walls

 [Inquire With Seller/Deferred Maintenance](#)

TREE OVERHANG

Trees observed overhanging the roof. This can create shady areas on the roof which can lead to moss growth and excessive debris on the roof covering. It can also allow rodents to access the roof and attic. Recommend a qualified tree service trim the overhang.

Recommendation

Contact a qualified tree service company.



Garage



Right Side

4.6.2 Vegetation, Grading, Drainage & Retaining Walls

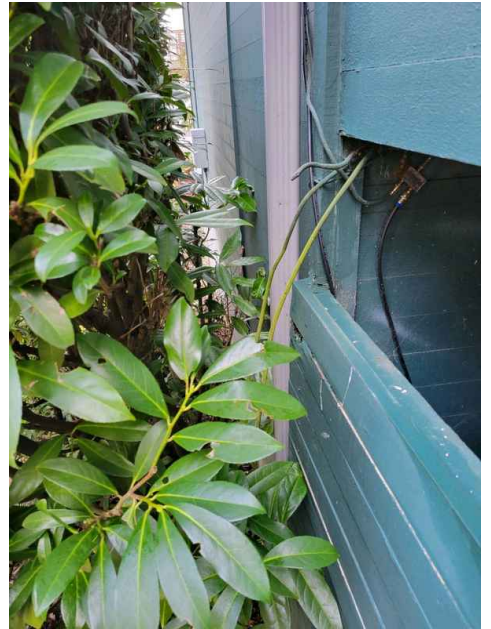
 [Inquire With Seller/Deferred Maintenance](#)

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



Rear

5: ROOF

Information

Coverings: Layers

One Layer Metal Roof

Coverings: Material

Metal

Coverings: Roof Type/Style

Gable

Coverings: Inspection Method

Walked Roof



Observations

5.1.1 Coverings

DEBRIS

 Inquire With Seller/Deferred Maintenance

Debris is accumulating on the roof in one or more locations. All debris should be removed to ensure proper drainage. These areas should be kept clear to reduce the potential for backups and possible water penetration into the structure. I also recommend that a qualified roofing contractor evaluate the entire roofing system after the debris has been removed for repairs/replacement.

Recommendation

Contact a qualified roofing professional.



5.1.2 Coverings

 Inquire With Seller/Deferred Maintenance

SEALANT SHRINKING

Additional sealant noted on the roof, this is typically an indication of a previous roof leak. The sealant appears to be aged and no longer performing its intended function. No elevated moisture or staining was noted in the attic. I recommend inquiring with the seller on any previous roof leaks or repairs to the roof that have been performed.

Recommendation

Contact the seller for more info



Garage

5.2.1 Roof Drainage Systems

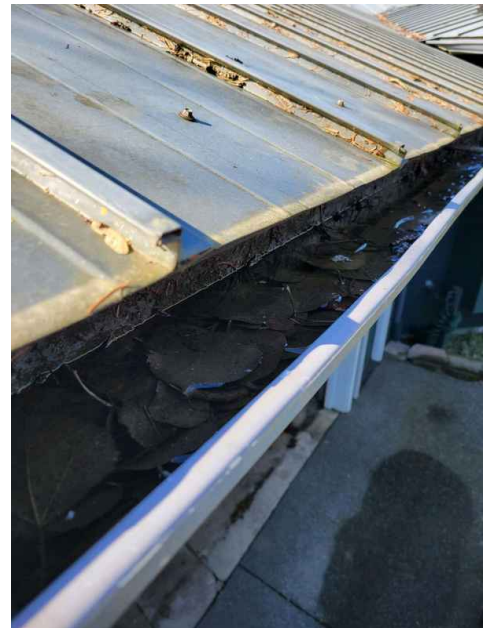
 Inquire With Seller/Deferred Maintenance

GUTTER DEBRIS

Excessive debris noted in gutters at time of inspection. It is common maintenance of a house to have the gutters cleaned once or twice a year. Recommend cleaning to facilitate water flow.

Recommendation

Contact a handyman or DIY project



5.2.2 Roof Drainage Systems

 Inquire With Seller/Deferred Maintenance

GUTTER LEAKING

The gutter appeared to be leaking. Leaking gutters may create rot or damage to the foundation. I recommend a gutter specialist to repair or replace the gutter.

Recommendation

Contact a qualified gutter contractor



Front Left Side



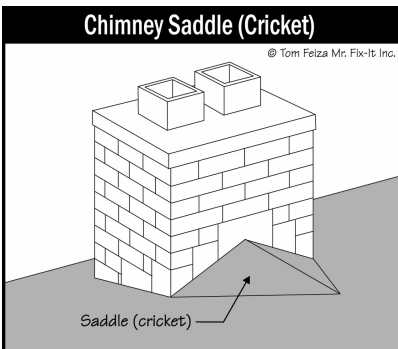
Left Side

5.3.1 Flashings

 Inquire With Seller/Deferred Maintenance

CRICKET FLASHING MISSING

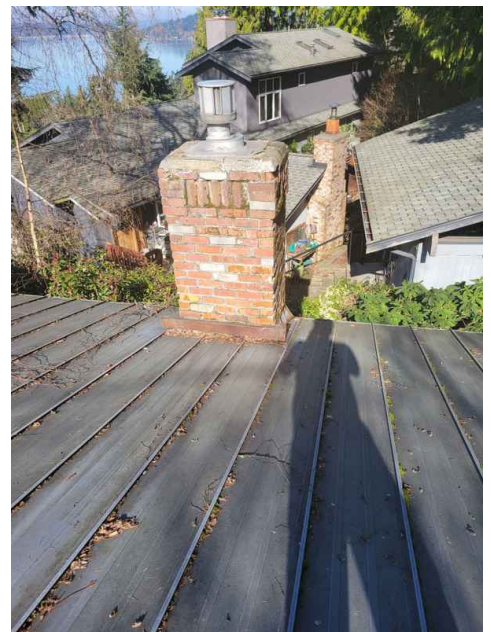
The flashing used to divert water around a chimney larger than 3 feet in width was missing. This can lead to moisture intrusion at the critical roof to chimney intersection. Recommend evaluation and repair by a qualified roofing contractor.



R010

Recommendation

Contact a qualified roofing professional.



Right Side

5.3.2 Flashings

 Inquire With Seller/Deferred Maintenance

METAL ROOF FLASHING OVER RIB

The flashing for a plumbing vent appears to overlap with one of the ribs of the metal roof. Flashing in areas like this have a higher tendency to leak. No signs of leaking were noted during the inspection. It is recommend that you monitor this area after heavy rains to determine if the flashing has begun to leak.

Recommendation

Recommend monitoring.



Right Side

5.4.1 Skylights & Other Roof Penetrations

 Inquire With Seller/Deferred Maintenance

METAL FLUE RUSTED

The metal flue pipe appeared to be rusted above the roof line. I recommend that a qualified HVAC or chimney contractor repair/replace as necessary to deter moisture intrusion.

Recommendation

Contact a qualified HVAC professional.



Right Side Front

5.4.2 Skylights & Other Roof Penetrations

 Inquire With Seller/Deferred Maintenance

SEAL STORM COLLAR

Aged/missing sealant at the storm collar of the gas appliance flue pipe. I recommend that a qualified professional seal the collar to prevent moisture intrusion.

Recommendation

Contact a qualified HVAC professional.



Rear Left Side



Right Side

5.4.3 Skylights & Other Roof Penetrations



Inquire With Seller/Deferred Maintenance

SKYLIGHT - BREACHED SEAL

One or more skylight windows 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 skylight unit.

Recommendation

Contact a qualified window repair/installation contractor.



Front

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 force is usually straightforward. For additional information, here is a link on how to adjust the downward force:

[Downward Force Adjustment](#)

7: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior doors
Hollow Core

Windows: Materials
Mixture of Materials

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

Limitations

Floors - Walls - Ceiling

HOME OWNER ITEMS IMAGES NOT INCLUDED

Homeowner items blocked multiple areas for inspection. For the home owners privacy images were not included in the report.

Observations

7.1.1 Doors



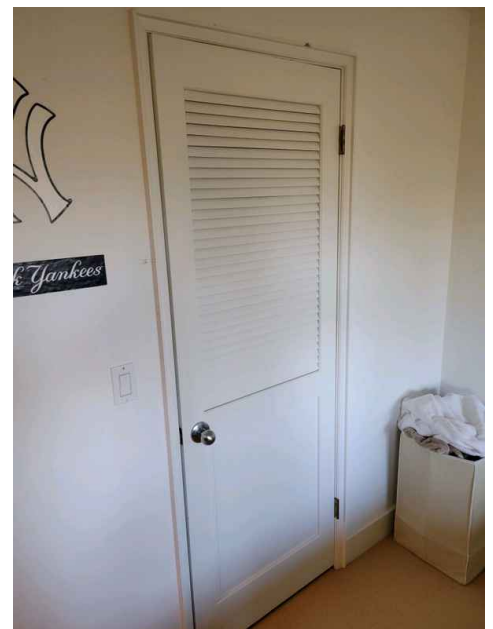
Inquire With Seller/Deferred Maintenance

DOOR RUBS ON FRAME

The door appeared to rub on the frame making opening and closing the door difficult. Recommend minor repairs and or hinge adjustment as needed by qualified contractor.

Recommendation

Contact a handyman or DIY project



Left Side Bedroom 1st Floor

7.5.1 Countertops & Cabinets



Inquire With Seller/Deferred Maintenance

POOR/MISSING CAULK

Countertop was missing sufficient caulk/sealant. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls. [Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Recommended DIY Project



1st Floor Right Side Bathroom

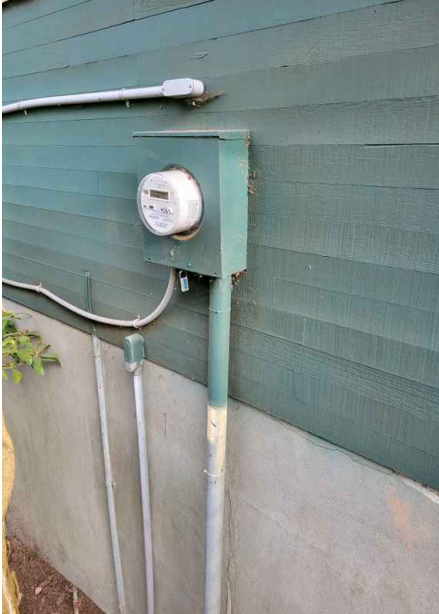


1st Floor Right Side Bathroom

8: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground



**Main & Subpanels, Service &
Grounding, Main Over current**
Device: Panel Manufacturer
Square D

**Smoke Detectors/Carbon
Monoxide Detectors: Carbon
Monoxide**
Yes

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

**Main & Subpanels, Service &
Grounding, Main Over current**
Device: Panel Capacity
200 AMP

**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 & Subpanels, Service & Grounding, Main Over current Device: Main Electrical Shut-off Location Garage



Limitations

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

SURGE PROTECTORS NOT INSPECTED

Surge Protectors can not properly be test by normal methods to ensure there operability. For further technical support I recommend contacting an electrician.



Observations

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

MISLABELED PANEL

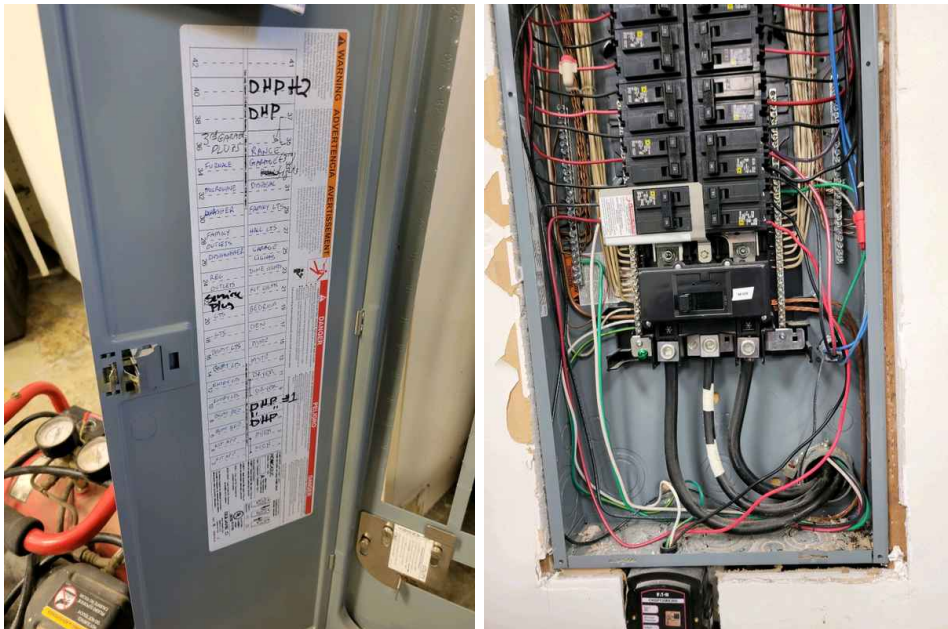
One or more of the labels on the panel appeared to be mislabeled. I recommend an electrician to ensure all the labels are properly marked.

Recommendation

Contact a qualified electrical contractor.



Inquire With Seller/Deferred Maintenance



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

 Safety Concern/Recommend Repair

GROUND PRONG IN OUTLET

A ground prong or other object appeared to be stuck in the outlet. I recommend that a qualified electrical contractor evaluate for repair/replacement.


Recommendation

Contact a qualified electrical contractor.



2nd Floor Hallway Right Side

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

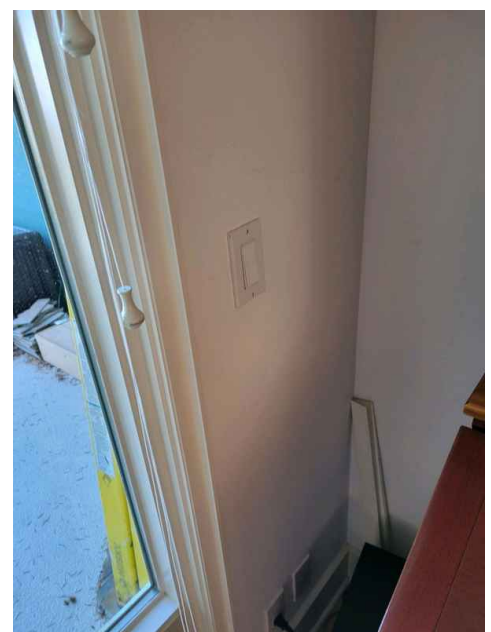
 Inquire With Seller/Deferred Maintenance

LIGHT SWITCH UNKNOWN OPERATION

Unknown light switch function noted at the time of inspection. I recommend inquiring with the seller about function. If further assistance is needed I recommend that a qualified electrical contractor evaluate for repair/replacement.

Recommendation

Contact the seller for more info



Living Room

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

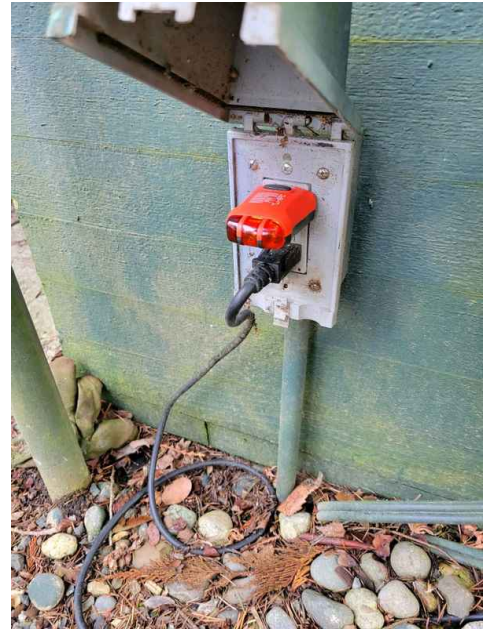
⊖ Safety Concern/Recommend Repair

NO POWER AT OUTLET

There did not appear to be power at one or more outlets at the time of inspection. Unknown to the inspector the reason for the condition. I recommend that a qualified electrical contractor evaluate for repair/replacement.

Recommendation

Contact a qualified electrical contractor.



Rear

9: PLUMBING

Information

Main Water: Water Source

Public

Main Water: Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

40 Gallons, 50 Gallons

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

Hot Water Systems, Controls, Flues & Vents: Seismic Straps

Yes

Distribution Systems and Fixtures: Distribution Material

Copper

Drain, Waste, & Vent Systems: Material

Covered by finished surface not accessible for inspection

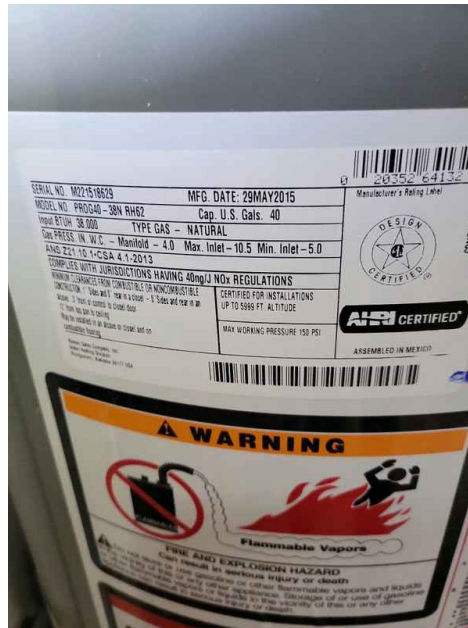
Main Water: Main Water Shut-Off Location

Wine cellar



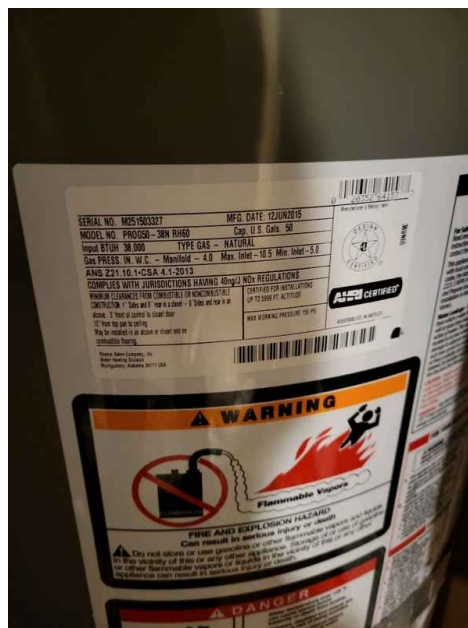
Hot Water Systems, Controls, Flues & Vents: Approximate Age Of Water Heater

9 Years Old



Hot Water Systems, Controls, Flues & Vents: Approximate Age Of Water Heater 2

9 Years Old

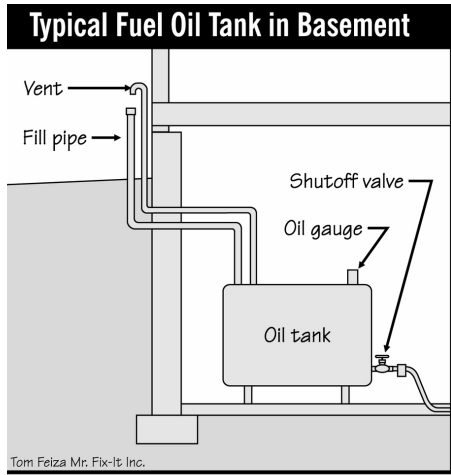


Drain, Waste, & Vent Systems: Sewer Scope

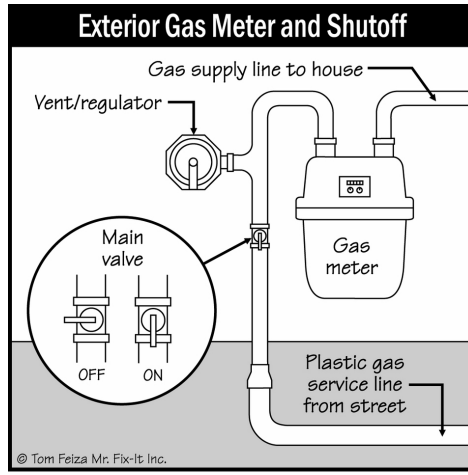
Due to the age of the home and the potential for damage/root intrusion to the sewer line, I recommend inspection of the sewer line or inquiring with sellers on the history of maintenance, inspection and operation of the sewer drainage piping. If further technical details are needed, we recommend that 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

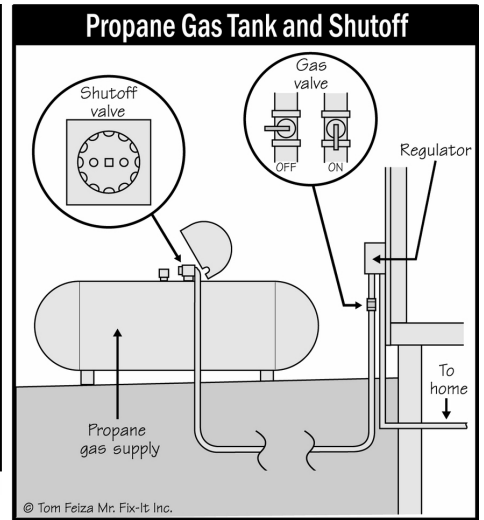
Gas Meter



P003



P002



P004



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.

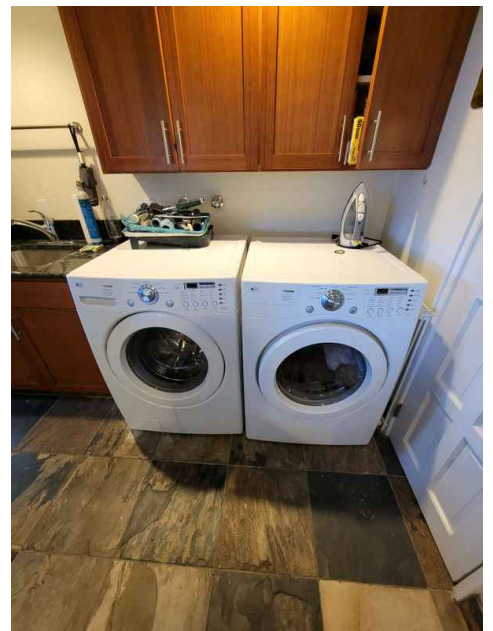


Limitations

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 a 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 Hot Water Systems, Controls, Flues & Vents

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>



Inquire With Seller/Deferred Maintenance

Recommendation

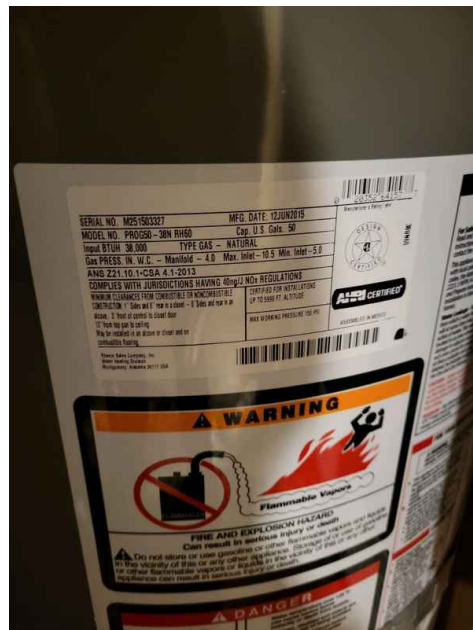
Contact a qualified plumbing contractor.



Kitchen



Kitchen



1st Floor



1st Floor

9.2.2 Hot Water Systems, Controls, Flues & Vents

 Safety Concern/Recommend Repair

WATER TEMP TOO HIGH

Water temperature was noted above 120 degrees which can result in scalding for those with sensitive skin. Recommend turning down the temp via the control on the water heater. For further information visit: U.S. [Consumer Product Safety Commission](http://www.cpsc.gov)

Recommendation

Contact a qualified plumbing contractor.

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

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W008



9.4.1 Sink

[Inquire With Seller/Deferred Maintenance](#)

CORRUGATED DRAIN/WASTE PIPE

There appeared to be corrugated plumbing drain/waste pipes installed at the sink. This type of plumbing pipe is a non-standard installation as the interior of the plumbing pipe is not smooth and therefore prone to clogs. I recommend a qualified plumber to evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Bathroom



1st Floor Bathroom

9.5.1 Shower/Bathtub

[Inquire With Seller/Deferred Maintenance](#)

CAULKING DAMAGED/MISSING

There appeared to be missing/damaged caulking in the shower area. This is a common, deferred maintenance issue for homeowners. I recommend repair/replace to prevent any moisture intrusion to the underlying wall and floor structures.

Recommendation

Contact a handyman or DIY project



Primary Bathroom



Primary Bathroom



Primary Bathroom



Primary Bathroom



1st Floor Right Side Bathroom

10: HEATING

Information

Equipment: Filter Location

Next to Furnace

Equipment: Heat Energy Source

Electric, Gas

Equipment: Heat Type

Mini Split, Forced Air, Gas-Fired
Heat

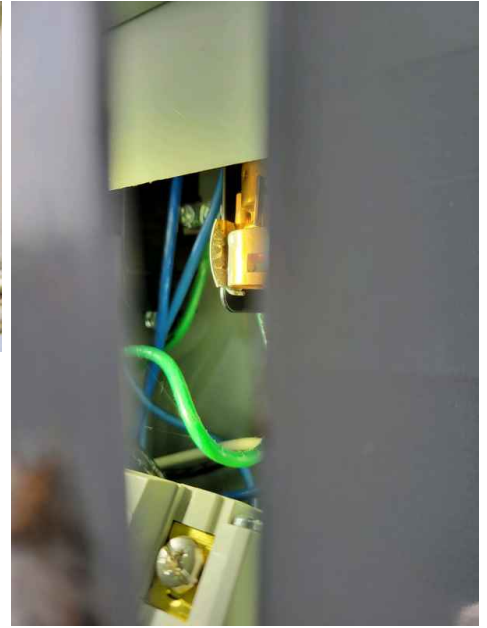
**Distribution Systems, Presence of
Installed Heat Source in Each**

Room, Normal Operating

Controls: Ductwork

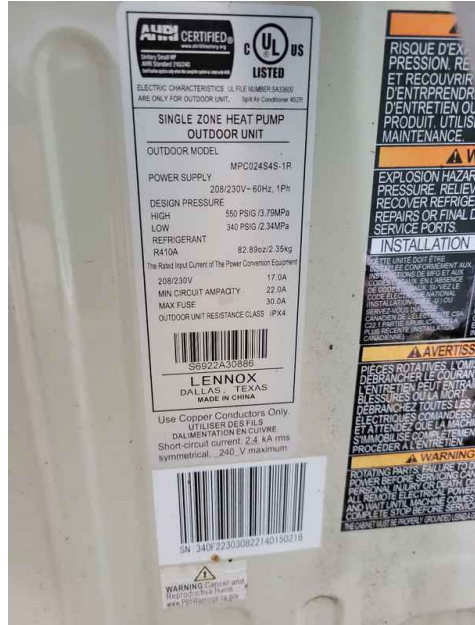
Insulated

Equipment: Approximate Age Of Equipment 3 Years Old



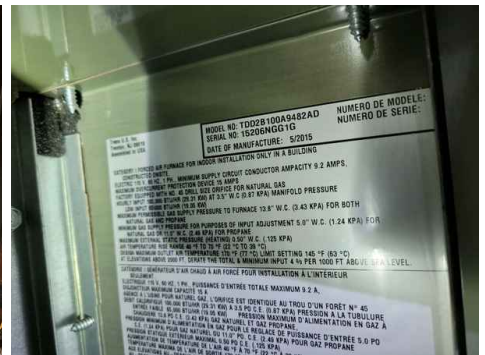
Equipment: Approximate Age Of Equipment 2

2 Years Old



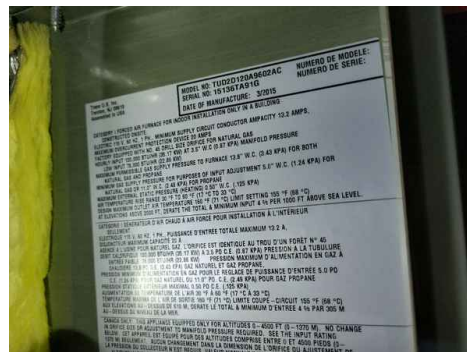
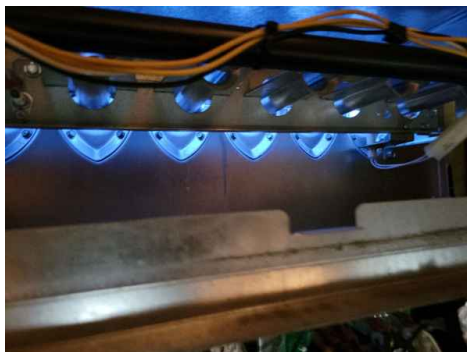
Equipment: Approximate Age Of Equipment 3

9 Years Old



Equipment: Approximate Age Of Equipment 4

9 Years Old



Observations

10.1.1 Equipment

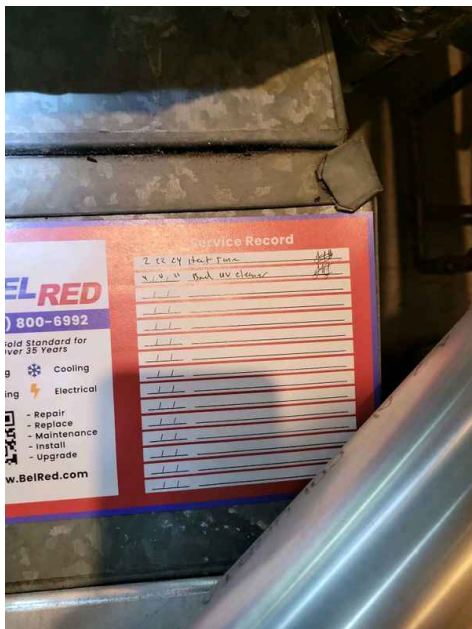
FURNACE - RECENT SERVICING

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.

 [Inquire With Seller/Deferred Maintenance](#)



10.1.2 Equipment

HEAT PUMP - RECOMMEND SERVICING

 Inquire With Seller/Deferred Maintenance

Home has a heat pump heating/cooling system installed. These systems provide heat and cool air to the area of home that has the evaporator coil mounted. Following manufacturer's recommendations for service is recommended to ensure efficiency and air quality. Inquire with seller on most recent service of the system. I recommend the unit be properly serviced per manufacturer's recommendations if the unit has not been serviced in recent seasons.

Recommendation

Contact a qualified HVAC professional.



Left Side

11: AIR CONDITIONING SYSTEMS

Information

Cooling Equipment: Energy Source/Type
Mini-Split

Limitations

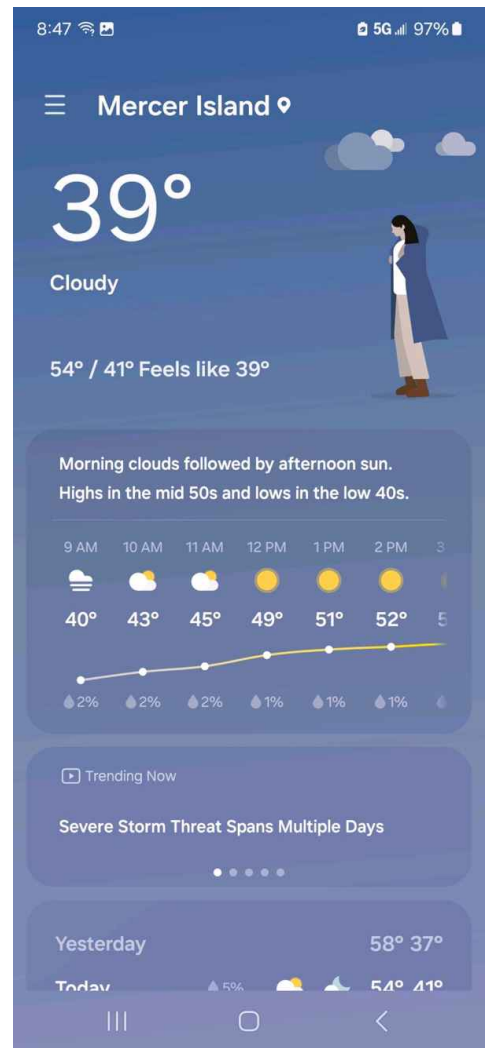
Distribution System
SYSTEM NOT TESTED

Observations

11.1.1 Cooling Equipment
A/C NOT TESTED - LOW TEMPERATURE

 Inquire With Seller/Deferred Maintenance

The A/C was not tested for proper operation because the outside air temperature was 65 degrees or less. Running the A/C in low temperatures can potentially damage the system. I recommend inquiring with seller as to the operation and service history of the A/C unit.



12: CHIMNEY & FIREPLACE

Information

Fireplace: Type

Gas, Gas Log Lighter

Observations

12.1.1 Chimney

SPALLING

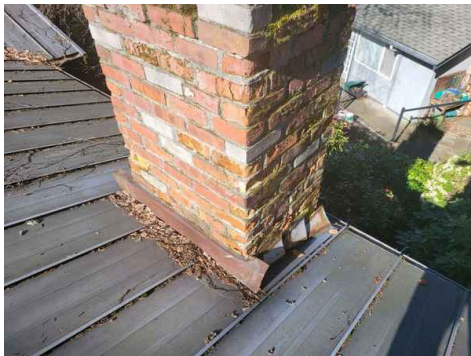
Spalling noted on the bricks at the chimney. This occurs when moisture in the bricks freezes and the thaws. I recommend a qualified chimney specialist to repair/replace as necessary.

Recommendation

Contact a qualified chimney contractor.



Inquire With Seller/Deferred Maintenance



Right Side



Center

12.2.1 Fireplace

GAS FIREPLACE SERVICE

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



Inquire With Seller/Deferred Maintenance



Family Room



12.2.2 Fireplace

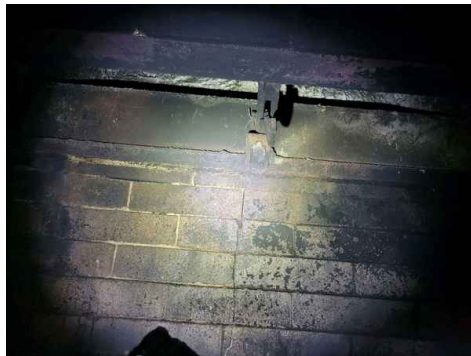
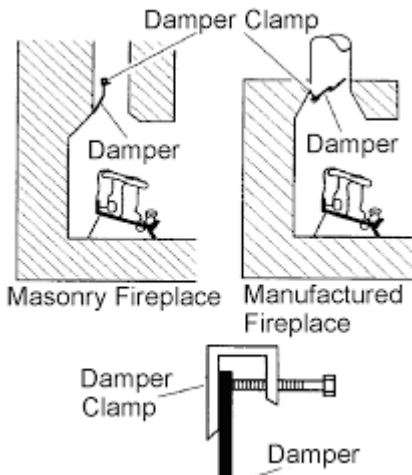
MISSING DAMPER LOCK OUT CLIP

➔ Safety Concern/Recommend Repair

The damper on the gas fireplace appeared to be missing a lockout clip to prevent the damper from being closed during fireplace. If the damper is closed during use, a build up of carbon monoxide can occur in the home. I recommend that a qualified contractor install a lockout clip for increased safety.

Recommendation

Contact a qualified professional.



Living Room

13: INSULATION AND VENTILATION

Information

Attic Insulation: Insulation Type Batt, Blown, Fiberglass	Floor Insulation: Flooring Insulation Batt, Fiberglass	Ventilation: Ventilation Type Soffit Vents, Ridge Vents, Attic Fan
Exhaust Systems: Dryer Power Source 220V Electric	Exhaust Systems: Dryer Vent Material Metal (Flex)	Exhaust Systems: Exhaust Fans Fan with Light, Fan Only

Observations

13.3.1 Ventilation

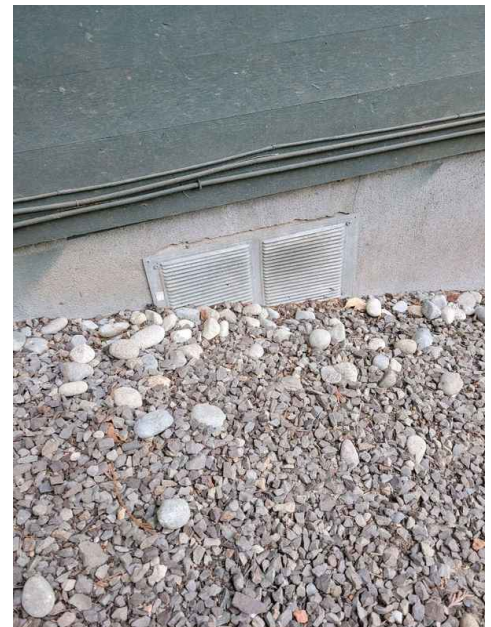
CRAWLSPACE VENTS AT OR BELOW GRADE

 Inquire With Seller/Deferred Maintenance

One or more crawlspace vents appeared to be at or below grade at time of inspection. I recommend installation of half-round wells to deter soils and/or water from entering the crawlspace area.

Recommendation

Contact a qualified landscaping contractor



Right Side

14: STRUCTURE

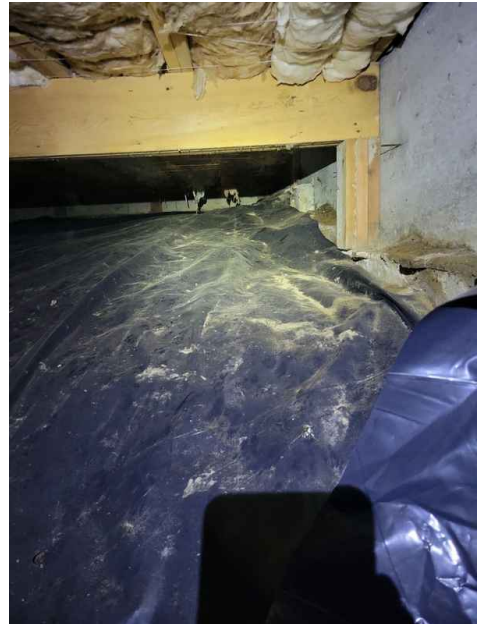
Information

Columns and piers: Material

Wood joists

Foundation, Basement, and Crawlspace: Material

Poured concrete





Roof Structure and Attic: Structural System

Trusses, Rafters





Limitations

Roof Structure and Attic

AREAS NOT ACCESSIBLE

Areas of the attic did not appear to be accessible due to any of the following conditions: debris, HVAC ducts, insulation, electrical wires, plumbing, hazards, fire suppression systems or clearance. I recommend inquiring with the seller about any history or maintenance to the attic area.



Observations

14.1.1 Foundation, Basement, and Crawlspac

 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

Recommend monitoring.



Right Side



Right Side



Right Side

14.5.1 Roof Structure and Attic

 Safety Concern/Recommend Repair

GARAGE ATTIC OPEN TO MAIN HOME ATTIC

Although not necessarily required when the home was built, there should be a firewall between the attic space over the garage and the attic space to the adjoining main home. This is to deter the rapid spread of fire. For increased safety, I recommend evaluation and repair by qualified contractor.

Recommendation

Contact a qualified professional.



15: KITCHEN

Information

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Limitations

Built-in Microwave

NO BUILT IN MICROWAVE

There was no built in microwave at the time of inspection.

16: ITEMS NOT INSPECTED

Information

Items Not Inspected: See under "Limitations"

See under "Limitations"

Limitations

Items Not Inspected

BUILT IN VACUUM

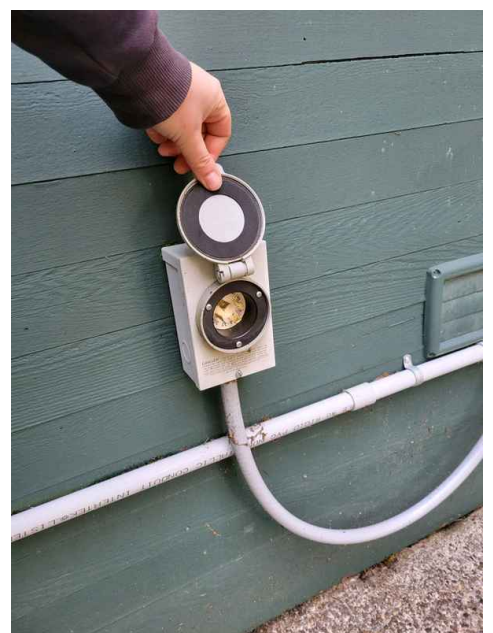
Built in vacuum systems are outside the scope of a standard home inspection. Recommend inquiring with seller for functionality.



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

HILLSIDE STABILITY

This dwelling has been constructed on, or adjacent to, a hillside. An opinion on soil stability and potential movement may be available from a competent soil or geotechnical engineer who is familiar with conditions in this area. A competent specialist should be consulted, if specific information on the characteristics and performance of this particular hillside is desired.



Items Not Inspected

INTERCOM SYSTEM

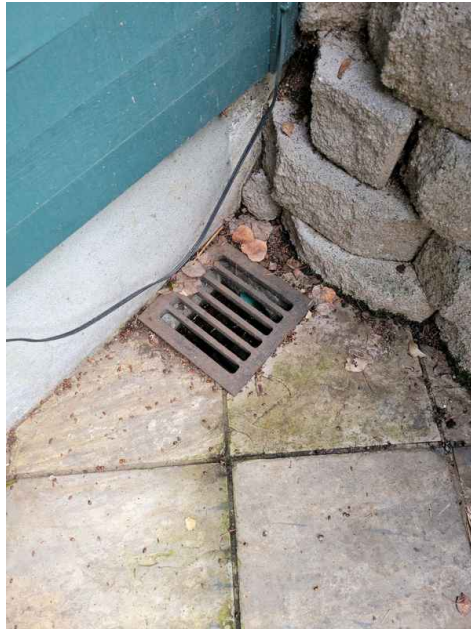
The intercom system is not part of a standard home inspection. I recommend inquiring with the seller about any information on the system.



Items Not Inspected

RAINWATER DRAINAGE SYSTEM

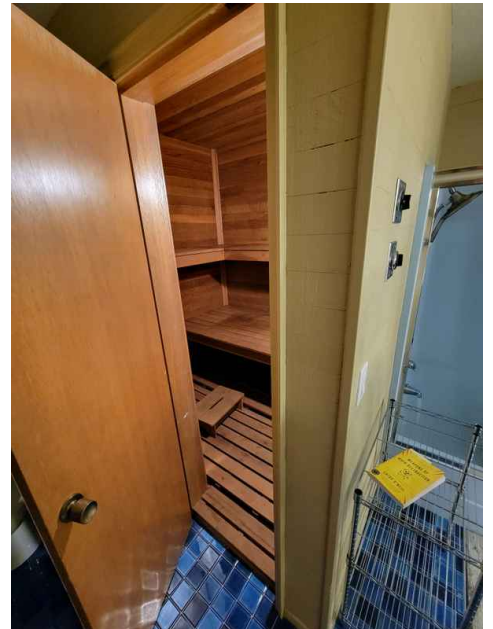
Rainwater drainage system noted in multiple locations at the exterior. Inspection of the systems is outside the scope of a standard home inspection. I recommend inquiring with builder and/or seller regarding installation and maintenance.



Items Not Inspected

SAUNA

Saunas and associated systems and components are outside the scope of a standard home inspection therefore not inspected. I recommend inquiring with the seller regarding operability and reviewing for operability during walk.



Items Not Inspected

SECURITY SYSTEMS

Security systems are not part of a standard home inspection. Inquire with the seller for details on operation. For further technical information, I recommend contacting a home security system company.



Items Not Inspected

SPRINKLER SYSTEM

Sprinkler systems are outside the scope of a standard home inspection. I recommend inquiring with a seller about maintenance to this system. For further technical information I recommend a qualified landscaper to evaluate.



17: FINAL CHECKLIST

Information

Range Top And Oven Turned Off

Yes

Dishwasher Off

Yes

Thermostat Leaving Setting

Heat, 66

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.

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- (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.