

October
07

2025

PNWIG



COMMERCIAL • RESIDENTIAL

INSPECTION
REPORT

Inspection Performed at
**16813 Northeast 33rd Street Bellevue, WA
98008**

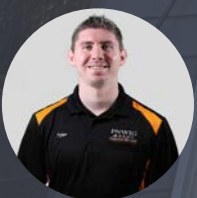
PERFORMED FOR

Elisabeth Landels
(425) 503-5805
elisabeth.landels@gmail.com



BUILDING INSPECTION

Inspector



Tyler Spencer
License Number(s): 1479, 6556,
and 176898

Tyler Spencer



RAPIDSummary

(not to be used as a substitute for the whole report)

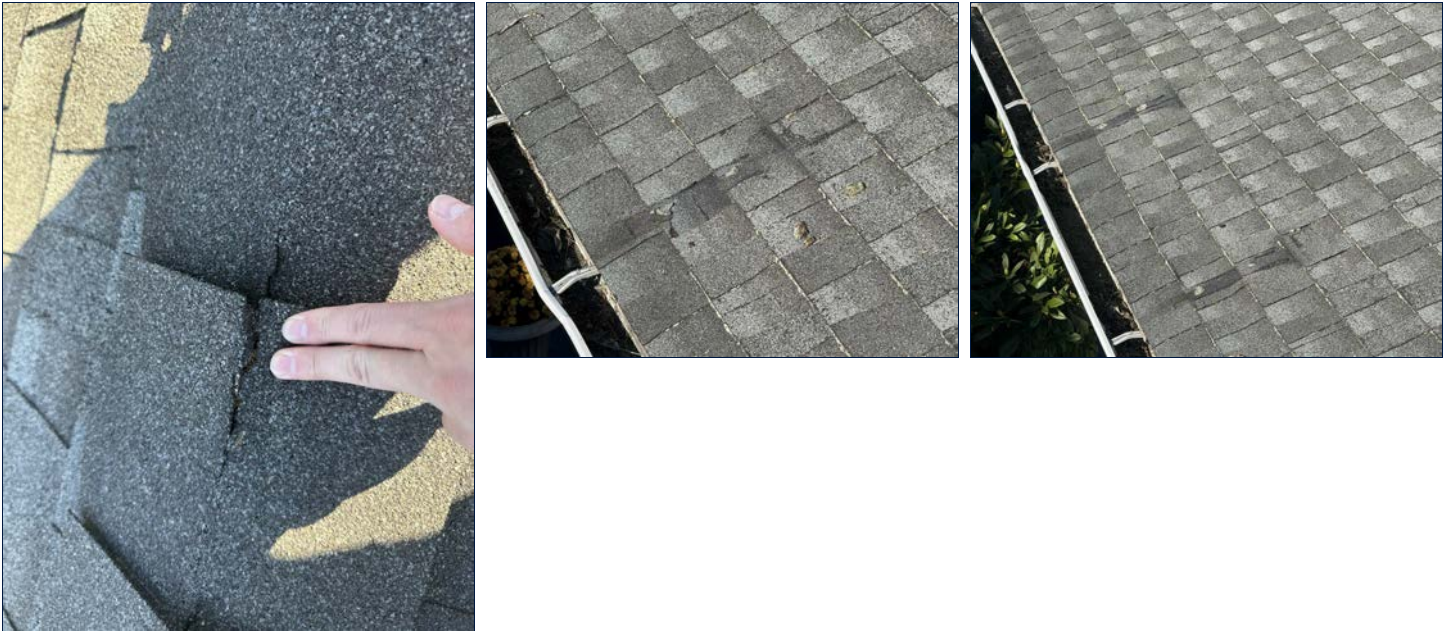
While on-site, all professional repair people should be asked to further evaluate the condition of the system, structural components, or device that he or she is working on. Often one problem will lead to another related issue that can require further repairs or replacement. If remodeling is done, where walls and ceilings are opened, contractors/homeowners may find some concealed issues that will also have to be addressed during the remodel. Because the home inspector is a generalist, this policy further protects the client.

4.0(1) ROOF SYSTEMS

Roof requires repairs and maintenance - Deficiency

Roof - Further Contractor Evaluation

Comment: Brand new roof installed Dec 2025



Isolated areas of the roof are damaged or in need of repair/maintenance activities. Review of the roof by a licensed roofing contractor is advised.

4.0(2) ROOF SYSTEMS

CHIMNEY CROWN DAMAGED - Deficiency

Chimney - Repair or Replace

Comments: Chimney crown repaired



Chimney Crown Damaged - Observation Summary:
The chimney crown is cracked or deteriorated. A damaged crown can allow water to penetrate into the chimney structure, leading to further deterioration, freeze-thaw damage, and potential interior water intrusion. Repair or replacement of the chimney crown is recommended to ensure proper water shedding and to preserve the integrity of the chimney.

3.4.1 Decks / Balconies

MISSING DIAGONAL BRACING

Comment- Deck bracing Installed

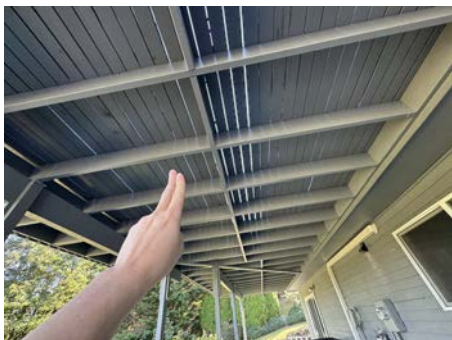
Decks greater than 6 feet above grade that does not have diagonal decking should have diagonal bracing across the bottoms of the joists to keep the deck square. A deck that is not held square could permit the outer posts to lean to the right or left, parallel to the ledger board, and thus twist the ledger away from the home or building.

Observation Class:

Repair or Replace

Location:

Deck



Comments: diagonal bracing installed

3.4.2 Decks / Balconies

KNEE BRACING NEEDED

Decks great than 4' require knee bracing

Observation Class: Repair or Replace **Location:** Exterior



Comment: Knee bracing installed

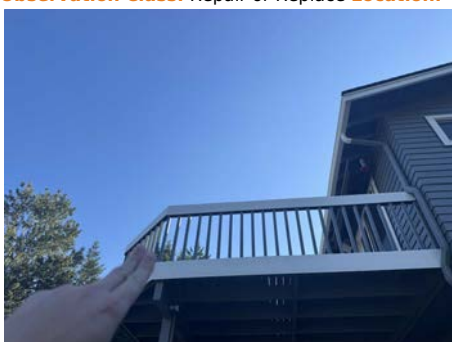
3.4.3 Decks / Balconies

MISSING OR NOTCHED POST

GUARD POST ATTACHMENTS FOR REQUIRED GUARDS Deck guard posts for required guards shall be a minimum of 4x4 (nominal) with an adjusted bending design value not less than 1,100 psi. Outside-joists and rim joists to which guard posts are attached shall be a minimum of 2x8 (nominal). **POST CAN NOT BE NOTCHED** and need to be placed Max every 6'

Time and tragedy have taught us that these guards don't work, so the first step towards prescriptive design is prohibiting the notching of 4x4 guard posts at the connection point. In addition, code now requires that the connection extend back into the framing in some manner to help prevent a guard from pulling a rim joist off the ends of the joists or from rotating a single side joist.

Observation Class: Repair or Replace **Location:**

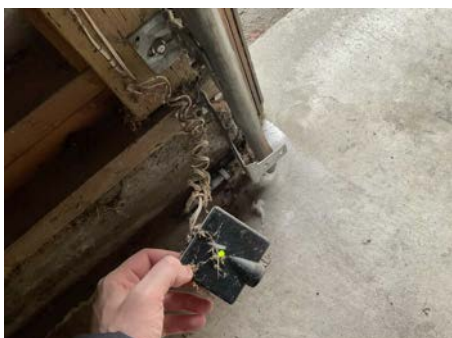


5.0.1

Garage sensor too tall

Garage photoeye sensors should be installed no higher than 6".

Observation Class: Recommend Maintenance **Location:** garage



6.0.1

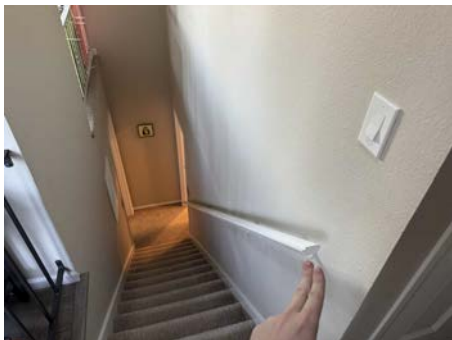
WALL RETURN

Prepared For:
Elisabeth Landels
(425) 503-5805
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Pacific Northwest Inspections Group -- 425.608.9553 -- 1915 140th Ave NE D2 #1180 Bellevue, WA 98005

Handrails shall be continuous the full length of the flight or ramp. They cannot be interrupted by newel posts, except at a turn. They shall start at least directly above the top riser, and extend to at least the top of the lowest riser. The most dangerous places on stairways, where people are the most likely to trip, are at the top and bottom. Having a handrail extend beyond the end of a stair or ramp provides a great deal of extra safety and is required on ramps. Handrail configuration – The ends of the handrails must either be “returned,” or end in safety terminals. (A “return,” for example, is where the end of the handrail turns into the adjacent wall.) These returns and safety stops prevent items such as sleeves, packages, or briefcases from getting caught by the ends of the rail, or prevent the end of the rail from poking someone approaching the rail. At the lowest tread, a newel post, volute, turnout, or starting easing is permitted in the handrail.

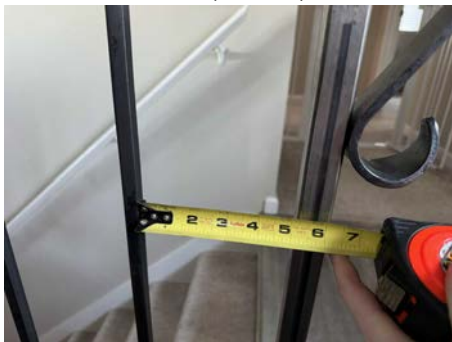
Observation Class: Repair or Replace **Location:** Stairs



6.0.2
STAIR RAILING - SPACING EXCEEDED

Building codes mandate that balusters have no more than a 4-inch gap between them. This relatively tight amount of spacing still allows for visibility between spindles, but also stands as a safety measure to prevent small children from becoming stuck between spindles or from slipping through the balusters. To make sure your baluster spacing is up to code, follow the best practice to include three balusters for every foot of railing. This will ensure that they are placed no more than 4 inches apart, although spindles can be placed from the center point, not to exceed a 4-inch gap, depending on the aesthetic you want to achieve.

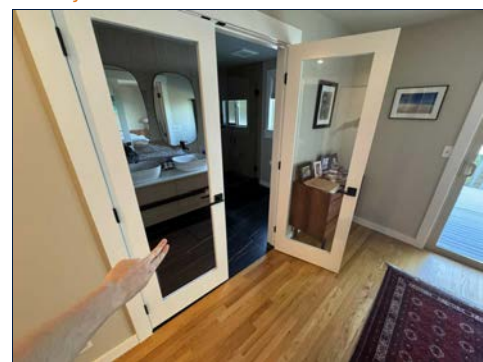
Observation Class: Repair or Replace **Location:** Stairs



6.0(3) **INTERIOR**

Safety glass not determined - [Safety Condition](#)
[Primary Bath - Further Contractor Evaluation](#)

Comments: seller confirmed with manufacturer that the door glass is safety glass

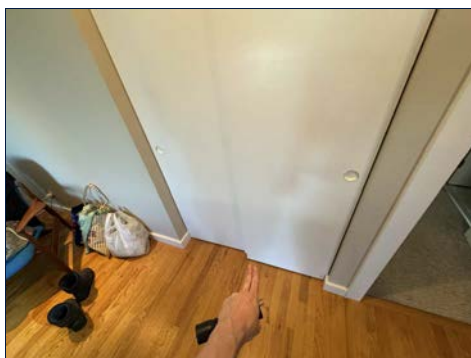
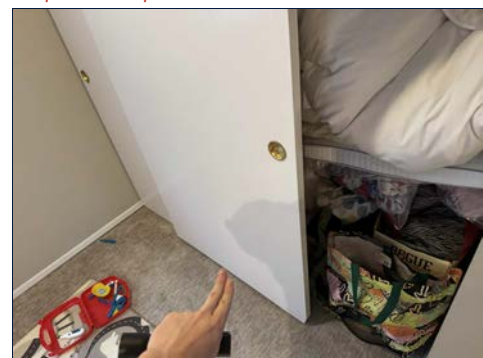


Glass etching confirming the presence of safety tempered glass was not observed. Tempered glass in doors and certain windows is used to minimize risk of injury should the glass break.

6.0(4) **INTERIOR**

MISSING DOOR GUIDES - Safety Condition

- Repair or Replace



The closet door is missing its guide, which could cause the door to become misaligned or fall off the track. This presents a safety hazard, particularly if the door is heavy or made of glass. Installation of a replacement guide and proper alignment of the door are recommended to prevent potential accidents.

Missing closet door guides can be a **safety issue**, especially if the doors are sliding or bi-fold doors. Without proper guides, these doors may become unstable, causing them to derail or fall unexpectedly, which can result in injuries or damage.

Why Missing Closet Door Guides Are a Safety Concern

1. Increased Risk of Doors Coming Off Track

- Closet doors, especially **sliding or bi-fold doors**, rely on guides to help keep them aligned and **securely on track**.
- Without guides, the doors may easily come off the track, causing them to **fall or get stuck**, leading to potential injuries, especially if the doors are heavy or made of glass or mirrors.

2. Potential for Door Falling

- A **misaligned or unsupported door** may fall when someone attempts to open or close it. This can be particularly dangerous if the door is made of **glass or heavy materials**, leading to injury from broken glass or the weight of the door itself.

3. Tripping Hazard

- If the doors fall or become misaligned, they can create a **tripping hazard** in the room. This could result in a person stumbling or falling, especially in **high-traffic areas**.

4. Wear and Tear

- When the guides are missing, the doors may rub against the frame, leading to **further damage** and **premature wear** on both the door and the track system.

What to Do

1. Install Replacement Guides

- If the closet door guides are missing, they can typically be replaced with inexpensive **replacement guide kits** available at most hardware stores.
- If the guides are part of a **sliding track system**, you may need to replace the entire track or consult with a professional for repairs.

2. Inspect for Alignment

- After installing new guides, ensure that the doors are properly aligned and **move smoothly** without sticking or dragging. This will help prevent them from derailing in the future.

3. Regular Maintenance

- Periodically check closet doors to ensure the guides are functioning properly and that the doors remain securely on track.

8.0.1

PANEL SCREWS MISSING

All screws for electrical panel covers should be installed to assure that the cover is properly located and securely attached. Screws used to secure the cover must be of the type supplied by the manufacturer, which has tips that are blunted, to prevent the piercing of wires when turning the screws into place.

Observation Class: Repair or Replace **Location:** Main Electrical Panel



8.0.2

DAMAGED RECEPTACLE COVER

Electrical outlets installed require protection from water entry, contaminants, and to prevent injury. An outlet has a damaged or missing receptacle cover. An outlet with a missing or damaged cover is subject to damage and deterioration. Receptacles displaying damage or deterioration should be immediately replaced and a suitable cover installed.

Observation Class: Repair or Replace **Location:** Garage

Comment: GFCI installed and cover plate installed



8.0.3

NO GFCI PROTECTION

GFCI protection is missing at one or more locations where it is required for safety (such as bathrooms, kitchen countertops, garage, or exterior outlets). This is a shock hazard. Installation of GFCI protection by a qualified electrician is recommended. Washington State SOP feels this is a serious issue and requires that we report areas without GFCI outlets regardless of the age of the building.

Why GFCI Protection Is Important

1. Protects Against Ground Faults

- A GFCI outlet detects when electricity is **leaking from the circuit** (e.g., through water or your body) and shuts off power **within milliseconds**.
- This protects people from **serious electric shock**.

2. Required by Electrical Code

The **National Electrical Code (NEC)** requires GFCI protection in the following areas:

- **Kitchens** (countertop outlets)
- **Bathrooms**
- **Laundry rooms**
- **Garages**
- **Basements**
- **Outdoor outlets**
- **Crawlspaces**
- **Wet bars or sinks**

3. Applies to Both Outlets and Circuits

- GFCI protection can be provided by:
 - **GFCI outlets** (with test/reset buttons)
 - **GFCI circuit breakers** (protecting all downstream outlets)

Lack of GFCI Protection Risks

- **Water + electricity** is a deadly combination.
- Without GFCI, a ground fault may cause **fatal shocks** or **electrical fires**—particularly in wet environments.

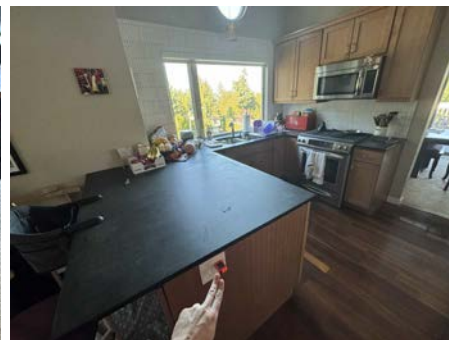
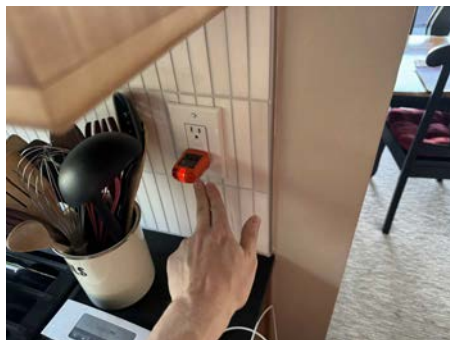
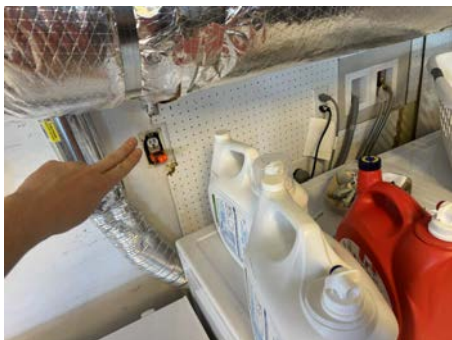
Benefits

- **Saves lives**—GFCIs have been estimated to reduce electrocutions by more than 80%.
- **Affordable and easy to install**
- **Required for home sales or inspections** in many jurisdictions

General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)
- Finished/Unfinished Basements (since 2020)

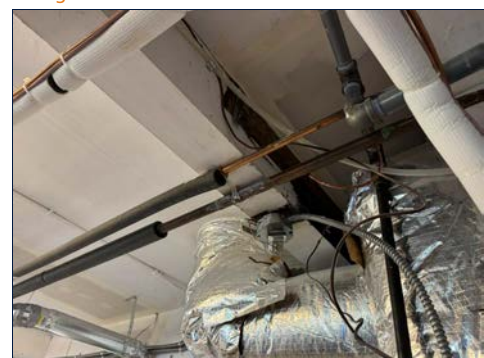
Observation Class: Repair or Replace **Location:**



9.0(1) PLUMBING SYSTEMS

UNINSULATED WATER LINES - Deficiency
Garage - Service Needed

Comments: insulation installed on water lines



Water supply lines are uninsulated in areas exposed to cold temperatures (e.g., garage, crawlspace, or attic).
Install appropriate pipe insulation on exposed water lines to help prevent freezing during cold weather, reduce heat loss on hot water lines, and improve energy efficiency.

9.0(2) PLUMBING SYSTEMS

AIR GAP MISSING - Deficiency
Kitchen - Service Needed

Comment: high loop installed for air gap



An air gap for the dishwasher was not observed or improperly installed. This device is critical for preventing backflow and contamination of the clean water supply. Installation or repair by a licensed plumber is recommended to ensure compliance with plumbing codes and protect health.

An air gap on a dishwasher is very important for both **health** and **plumbing reasons**. It is a critical part of ensuring that wastewater from the dishwasher doesn't flow back into the clean water supply, which could lead to **contamination** and **cross-contamination**.

Why an Air Gap Is Important

1. Prevents Backflow Contamination

- The air gap is designed to prevent **backflow**, which occurs when dirty water from the dishwasher or sink flows **back into the dishwasher** or the **clean water supply**.
- **Backflow** can bring **bacteria, food particles, and other contaminants** into the clean water supply, creating potential **health hazards**.

2. Code Requirement

- **Plumbing codes** in most areas (such as the **Uniform Plumbing Code**) require an air gap or a **high loop** in the dishwasher drain line, especially for **new installations**.
- An air gap must be installed between the dishwasher drain and the sink drain, usually **above the sink** or countertop.

3. Prevents Dishwasher Drainage Problems

- If the drain line is improperly installed without an air gap or high loop, it can result in **standing water** in the dishwasher or improper drainage.
- This may cause **bad odors** or **dirty water** left behind in the appliance.

What to Do

- **Ensure the air gap is installed correctly**, usually in the countertop or sink.
 - It's typically a **small device** with a **hose running from the dishwasher** to the gap and another hose leading to the drain.
- **Check for blockages or leaks** in the air gap, as these can cause drainage problems.
- If you don't have an air gap, the alternative is usually a **high loop** in the drain hose, but **an air gap is always preferred** for maximum protection.

10.0.1

GRAVITY DAMPER MISSING

Exhaust fans need to be vented to exterior rated appliance vent hood with a built-in damper.

Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. We recommend having a contractor install proper venting.

Observation Class: Repair or Replace Location: Attic

Comment: damper replaced



10.0.2

INCORRECT INSULATION PLACEMENT

Insulation installed incorrectly; vapor barrier is facing the wrong direction. Paper backing should face towards conditioned space.

Observation Class: Repair or Replace Location: Attic



Dear Elisabeth Landels,

Thank you for selecting Pacific Northwest Inspections Group to perform your home inspection. We want to ensure you understand the scope and limitations of this inspection, as defined by the Washington State Standards of Practice (SOP) for Home Inspections. Please note: do not assume your Broker is fully aware of these standards. We encourage you to review the Washington State SOP directly if you have questions about what is and is not covered in your inspection. Additionally, we recommend discussing a **Home Warranty** with your Broker, as many Brokers are knowledgeable about the various programs available to protect your purchase.

Scope of Inspection

This inspection and report are conducted in accordance with the **Washington State SOP for Home Inspections**. The SOP defines the scope of a home inspection. It is important to understand that certain items and conditions may fall outside of this scope.

- The report reflects the **conditions observed at the time of inspection**.
- Verbal review with your inspector is strongly recommended to fully understand the observations.
- PNWIG holds no liability for typographical errors or reporting software issues.

Code Compliance Notice

This inspection **does not constitute a code compliance inspection**.

- Municipal inspectors review code compliance during the construction process when framing and systems are exposed.
- Finished homes are inspected under different limitations, as framing and concealed areas are not accessible.
- Building codes are updated approximately every three years, and municipalities adopt them at varying times.
- Older homes are generally not required to be updated to current code unless significant renovation work is undertaken.

Use of Photography, Infrared & Moisture Meters

Digital photographs, thermographs, and illustrations may be included in this report to better highlight specific observations. Please note:

- The presence or absence of photos does **not** indicate the importance of an issue.
- Images may be adjusted (lightened, darkened, cropped, or labeled) for clarity, but will not be altered to misrepresent findings.
- Use of infrared thermography (IR) is limited. It is **not a full thermal survey** of the structure. IR images are qualitative and illustrate relative—not absolute—temperature differences.

Important Notice

- Home inspectors cannot predict future conditions or failures.
- This report is **prepared exclusively for Elisabeth Landels**. It is not valid without the signed inspection agreement and is **not transferable** to third parties.
- Information is deemed reliable but not guaranteed.

Closing

Again, we appreciate the opportunity to serve you. Should you have any questions regarding this report, please contact our office directly at **425.608.9553**.

Sincerely,
Pacific Northwest Inspections Group, LLC



Direction Home Faces	North	South	East	West
	X			

Weather	Clear	Cloudy	Sunny	Light Rain	Heavy Rain	Recent Rain	Snow	Dry	Foggy	Windy	Strong Winds
	X										

Occupancy	Occupied	Vacant	Furnished	Staged	Cluttered	Gas Utilities Off	Water Utilities Off	Distressed Property
	X							

Building Style	Single-Family (1 Story)	Multi-Family	Townhome	Condominium	Duplex	Detached Structures	Remodeled Home	Commercial	Single-Family (2 Story)	Single-Family (3 Story)
									X	

Attendance	Client	Client's Agent	Listing Agent	Home Owner	Property Management	Client's Agent Representative	Painters	Contractor's	Inspector Only	Building Owner	Tenants
				X							

WE ADVISE YOU READ THIS REPORT IN ITS ENTIRETY TO UNDERSTAND WHAT A HOME INSPECTION IS AND WHAT IT IS NOT BEFORE YOU CLOSE ESCROW

YOUR HOME INSPECTION IS NOT A WARRANTY AND DOES NOT GUARANTEE ADDITIONAL ISSUES WILL NOT OCCUR ONCE OWNERSHIP OF THE HOME IS OBTAINED

NO SINGLE HOME INSPECTION CAN FIND ALL DEFECTS WITHIN A HOME

Did you read your Form 17? [Read our Blog about Form 17](#)

The Inspection Is Not a Pass/Fail

A property does not “pass” or “fail” a general home inspection. The purpose of this report is not to provide a purchase recommendation, but rather to give you **useful, accurate information** to make an informed decision.

Important:

- This is **not a technically exhaustive inspection** of the structure, systems, or components.
- The inspection may not reveal all deficiencies.
- A home inspection helps to reduce some risks in purchasing a home, but it cannot eliminate them, nor can it anticipate future events or changes in performance.
- Information in this report is deemed reliable, but not guaranteed.

Read the Report

Please read the **entire report** carefully. While the summary highlights the most important concerns, the body of the report also contains valuable information, including:

- Home maintenance recommendations.
- Materials used in the construction of the home.
- Appliance use and care information.

Noted locations are representative; additional similar conditions should be anticipated.

Using the Summary

The summary is designed to **organize defects or significant repairs** needed.

- Almost any defect can be repaired, though some may be costly.
- Routine maintenance items are typically excluded unless they could lead to leaks or major damage if neglected.
- Roof maintenance issues are included due to the severe consequences of neglect.

Repairs, Evaluations & Corrections

For your safety and protection:

- All repairs, corrections, or evaluations should be performed by **qualified contractors or licensed professionals**.
- Work performed by unqualified persons, or unpermitted repairs, can pose ongoing safety hazards and financial risks.

Term “Monitor”: In this report, “monitor” means to keep close watch on a condition on a regular or ongoing basis for changes. If monitoring is not practical, professional evaluation is recommended.

Perform a Final Walk-Through

Conditions in a home can change rapidly. We recommend performing a **final walk-through inspection** immediately prior to closing, using this report as a guide.

We’re Here to Help

If you have questions about the report—or about the home itself—please reach out. We are happy to answer questions at any time, even long after the inspection.

Notice to Third Parties

This report is the **joint property** of PNWIG and the client(s) listed.

- Unauthorized transfer or use by third parties is not permitted.
- Unauthorized recipients should not rely on this report and are encouraged to retain their own inspector for an updated evaluation.
- The inspection was conducted under a written contract that defines its scope and limitations.

Environmental Considerations

Asbestos

- Homes built before 1980 may contain asbestos in materials such as textured ceilings, adhesives, insulation, tile, and more.
- Asbestos is still present in some modern materials.
- The SOP does not require asbestos reporting during a home inspection.
- If obvious suspect materials are observed, further evaluation may be recommended as a courtesy.
- Remodeling or demolition may reveal hidden asbestos.
- If concerned, schedule an **AHERA-certified asbestos inspection** prior to the end of your inspection contingency.

[Learn more from the EPA on protecting your family from asbestos exposure](#)

Lead-Based Paint

- Homes built before 1978 may contain lead-based paint.
- SOP does not require testing or reporting for lead-based paint.
- If this is a concern, consult with our **licensed Lead Risk Assessor** before your inspection contingency expires.

Fungal Growth & Mold

- Mold/fungal growth reporting is excluded under the SOP.
- If obvious signs are visible, recommendations for testing may be provided as a courtesy.
- Mold hidden behind finishes or belongings may not be detected.
- If mold is a concern, contact us for **indoor air quality and mold testing** services.
- Minor mold (e.g., in bathrooms) is common and may be excluded from the report.

EXTERIOR



RM RR FCE

3.1	Exterior			
3.2	Windows & Doors			
3.3	Siding, Fascia & Soffits			
3.4	Decks / Balconies		✓	
3.5	Drainage & Grade			

RM = Recommend Maintenance, RR = Repair or Replace, FCE = Further Contractor Evaluation.

Exterior Elements Inspection

Scope of Inspection

As documented in this report, the inspection of exterior elements included:

- Exterior wall coverings, flashings, and trims
- Exterior doors
- Attached decks, balconies, steps, porches, and railings
- Eaves, soffits, and fascias
- Vegetation, grading, surface drainage, and retaining walls (where likely to affect the structure)
- Walkways, patios, and driveways leading to the building
- Windows, window wells, and garage interiors
- Garage door openers (tested for auto-reverse/safety mechanism operation)

The inspection was primarily **visual**, with selective use of binoculars, ladders, and nondestructive probing.

Not included: storm doors/windows, shutters, awnings, safety glazing, remote garage operators, fences, geotechnical/soil conditions, recreational facilities, detached structures, buried fuel tanks, and erosion/earth stabilization systems. Inspectors do not move stored items, vegetation, soil, snow, or debris obstructing access.

COMPONENT CHARACTERISTICS:

DRIVEWAY

Concrete

EXTERIOR DOOR STYLES

Sliding and Single

EXTERIOR DOOR MATERIALS

Wood and Vinyl

WINDOW STYLES

Sliders and Picture

WINDOW MATERIAL

Vinyl

WINDOW SCREENS

Satisfactory

WINDOW GLAZE FEATURES

Double Pane

PORCHES AND DECKS

Side

EXTERIOR STAIRS

Concrete

EXTERIOR STAIR/DECK RAILINGS

Wood

WALL FINISHES:The purpose of the wall finishes is to provide a durable surface for the protection of the wall structure and interior elements. Typical finishes include brick, stone, stucco, vinyl siding, aluminum siding, and wood products such as shakes, siding, paneling, etc. Various trims are applied, typically made from plastic or vinyl, metal, and wood. The design for the exterior wall system includes provision for weather-tightness, support, and attachment, and sealing. For the building owner, attention to caulking needs, wood surface preservation, wall finish material deterioration over time, and repairs due to damage are the most common maintenance requirements.

GUTTERS AND DOWNSPOUTS: The purpose of gutters and downspouts, when installed, is to provide the means for capturing water drainage at the edges of roof surfaces and controlling the means of discharge, preferably away from the foundation walls. Attention to removing obstructing debris, and attending to mechanical damage, detachment, deterioration, and leakage are the most common maintenance activities. The gutter sealant is a serviceable component of the home. The inspection of sealant is limited to weather conditions and typically needs to be serviced every five years.

WALKWAYS	
Concrete	
RETAINING WALLS	
Concrete	
CAULKING	
Satisfactory	

Exterior Elements Assessment Summary

The exterior elements serve as the weatherproof envelope, protecting the structure from rain, wind, snow, and sun, while providing security.
⚠️ **Notice:** If underground or surface drainage systems exist, their adequacy and operation cannot be verified during this inspection. Consult current owners or qualified specialists for further evaluation.

Narrative Observations

Doors
Primary function: access, weather-tightness, and security. Garage doors require regular adjustment; auto-openers should be tested for safe function. Door hardware and weatherstripping should be maintained and improved as needed.

Windows
Primary function: light, ventilation, and weather-tightness. Materials vary (vinyl, metal, wood). Maintenance includes seal monitoring, weatherproofing, hardware upkeep, and replacement of failed glazing units.

- *Single-pane windows* – outdated, prone to broken seals, cracks, condensation, and safety risks. Replacement usually advised.
- *Double-pane windows* – common issues include condensation, thermal seal failures, latch corrosion, and frame deterioration.

Geological Factors
Soil and geological evaluations are beyond inspection scope. Ensure proper grading:

- Soil slope: 1" per foot for 5 feet away from structure
- Paved surfaces: 1/4" per foot slope
- Maintain 6" clearance from soil to wood siding unless pressure treated

Home Improvements & Caulking
Improper sealing can trap moisture. Do not caulk undersides of trim/siding that allow drainage. Caulk lifespan: 5–20 years depending on type and installation.

Limitations

The inspector is **not required to:**

- Inspect detached structures (decks, patios, fences, sheds, etc.)
- Verify safety glazing or thermal seals in windows
- Inspect flues beyond visible areas
- Test security locks/devices
- Enter areas with <5 ft. clearance (e.g., under decks)
- Evaluate shutters, awnings, storm windows/doors, screens
- Assess soil, trees, or vegetation unless affecting structure
- Evaluate hydrological/geological conditions
- Determine adequacy of bulkheads, seawalls, docks

Overall Condition: Repairs Needed. In assessing the various aspects of the exterior elements of this building conditions are noted where repairs are required.

Siding, Fascia & Soffits

SOFFITS AND FASCIAS: Soffits and fascias provide the defining transition between wall & roof serving as the protective finish to underlying framing elements. Soffits often provide a principal means for ventilating enclosed roof areas. The most common materials are vinyl, aluminum, and wood. Proper attachment is critical, as well as ensuring wood finishes (where used) are painted and maintained. Attention to damage, detachment, and deterioration is the most common maintenance requirement.

Deck/Balcony(s)

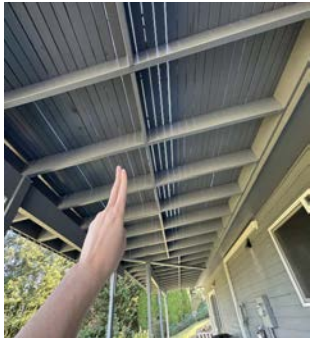
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3.4.1 Decks / Balconies

MISSING DIAGONAL BRACING

Decks greater than 6 feet above grade that does not have diagonal decking should have diagonal bracing across the bottoms of the joists to keep the deck square. A deck that is not held square could permit the outer posts to lean to the right or left, parallel to the ledger board, and thus twist the ledger away from the home or building.

Observation Class: Repair or Replace Location: Deck



3.4.2 Decks / Balconies

KNEE BRACING NEEDED

Decks great than 4' require knee bracing

Observation Class: Repair or Replace Location: Exterior



3.4.3 Decks / Balconies

MISSING OR NOTCHED POST

GUARD POST ATTACHMENTS FOR REQUIRED GUARDS Deck guard posts for required guards shall be a minimum of 4x4 (nominal) with an adjusted bending design value not less than 1,100 psi. Outside-joists and rim joists to which guard posts are attached shall be a minimum of 2x8 (nominal). **POST CAN NOT BE NOTCHED** and need to be placed Max every 6'

Time and tragedy have taught us that these guards don't work, so the first step towards prescriptive design is prohibiting the notching of 4x4 guard posts at the connection point. In addition, code now requires that the connection extend back into the framing in some manner to help prevent a guard from pulling a rim joist off the ends of the joists or from rotating a single side joist.

Observation Class: Repair or Replace Location:



TYPICAL LANDSCAPE MAINTENANCE

This should consist of trimming trees and plants from contact with the house or roof and air conditioner compressors (if applicable). A minimum of 12 inches is recommended from hedges and vines from the wood portions of your home and 18+ inches from A/C compressors. Clear all rain gutters and roof build-up of leaves, and clean sub-surface drains at least annually.

Drainage & Grade

LOT GRADING: Grading of the soils surrounding the building should be such as to facilitate water drainage away from the foundation, thus reducing the risk of water penetration into basement areas. Combined with downspout water discharge, water should not be permitted to collect near the foundation walls. The lot grading should be periodically reviewed by the homeowner, mainly to observe how readily water drains away from the structure after heavy rainfalls and with rapid snow melts.

Poperty Grading Scale:

Grading	Level to Minor Slope	Moderate Slope	Major Steep Slope
		X	

Downspout Material: Aluminum
Gutter Material: Aluminum

Even-if/Unless it was raining at the time of inspection, it is not always possible to determine if gutters leak/overflow. Monitoring the gutters for leaks when it is raining is recommended. Leaking/overflowing gutters should be repaired to prevent damage to roof/fascia structures. Properly functioning gutters, downspouts, and splash blocks or drain piping is critical to protect the foundation from moisture intrusion. Gutters should be cleaned as needed and leaky joints sealed.

Site grading is an engineering term for the leveling or shaping of land to suit the specifications of a construction project. A land's "grade" is its slope. So grading is a literal term describing the way we adjust the slope of land when we build on it. Grading takes place early on in the construction process, among other preparation work on the site, to provide a stable foundation to build on. There's a wide range of factors to consider when grading for construction. Soil composition alone raises considerations such as soil density and water retention. Depending on the site, site grading can take a significant amount of time and equipment.

Why's Grading Important?

Grading's about more than just looks. It's vital to the quality and longevity of the house. Here are some of the reasons that expert grading work is vital to a beautiful house:

A Strong Foundation

We all know the one about the man who built his house on the sand. Grading provides a strong foundation for a house, limiting the number of structural issues that could occur down the line. Effective grading reduces the risk of erosion and damage to foundations over a long time period.

Proper Drainage

Water, water, everywhere — is exactly what you don't want in your house. Despite our modern technology, rainfall and flooding can still wreak havoc if not planned for. Quality drainage relies as much on land grading as it does on drainage systems like pipes. By grading the land, we can take advantage of water's natural predilection for flowing downhill, keeping buildings high and dry. The interaction between grading and water runoff will depend on the soil permeability, so more extensive grading work may be needed where soil water retention is naturally high.

Fighting Subsidence

Quality construction is about planning for the long term. Subsidence is one of the most common long-term problems that can hit a property. Homes built on soft soils or clay can sink into the ground, resulting in subsidence. But homes don't often sink evenly, so parts of the structure become warped and begin to crack. Grading can help tackle subsidence by working with the soil to balance the forces in play, creating a stable base for the home.

ROOF SYSTEMS



RM RR FCE

4.1	Roofing			
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RM = Recommend Maintenance, RR = Repair or Replace, FCE = Further Contractor Evaluation.

ROOFING

Roof System Inspection

Scope of Inspection

As documented in this report, the inspection of the roofing system included:

- **Roof covering(s)**
- **Roof drainage system**
- **Flashings**
- **Penetrations** (chimneys, skylights, roof vents, plumbing stacks, etc.)

⚠️ *Excluded from this inspection:* antennae, solar panels, lightning arrestors, interiors of flues or chimneys that are not readily accessible, and similar accessories.

Inspection Process

The roof system protects the building interior from sun, wind, rain, and snow. Performance depends on the materials, installation methods, ventilation, orientation, and ongoing maintenance.

- A **biannual review** of the roof system is recommended.
- Leaks may occur under conditions not present during inspection.
- Apparent age of the roof cover is **an opinion only**; true age may differ.

Notice: Life expectancy of the roofing material is **not covered** by this inspection report. If concerns exist, a licensed roofing contractor should be consulted. The inspector cannot guarantee past, present, or future leak conditions. Any building **older than 15 years without documentation of recent replacement** should be further evaluated by a roofing professional.

⚠️ *This inspection does not determine insurability.* Buyers are encouraged to have their insurance provider inspect the roof before warranty/option periods expire.

Component Characteristics

Roof Covering

Asphalt

Roof Penetrations

Plumbing Stacks Observed and Chimney

Flashing Material

Aluminum

Chimney Flashing Condition

Satisfactory

Roof Coverings

Roof coverings provide protection against water penetration. Maintenance typically involves repairing damage, replacing lost materials, and addressing deterioration.

Roof Flashings

Flashings prevent water intrusion where surfaces meet (chimneys, roof-to-wall junctions, valleys). Regular inspection and caulking/repair are required.

Roof Vents

Provide ventilation for attic/roof structures. Maintenance involves monitoring for deterioration and caulking needs.

Protrusions

Includes chimneys, plumbing stacks, skylights, and masts. These areas are prone to deterioration, mechanical damage, and caulking failure.

Gutters & Downspouts

Capture and divert water away from foundation walls. Maintenance includes clearing debris, repairing leaks, and reattaching loose sections.

Limitations

The inspector is **not required to**:

- Walk on roofs where it may be unsafe or risk damage.
- Remove snow, ice, debris, or obstructions.
- Inspect concealed gutters, downspouts, or underground drains.
- Inspect antennas, lightning arresters, or similar attachments.

- Operate powered roof ventilators.
- Predict remaining life expectancy of roof coverings.

Roof Life Expectancy

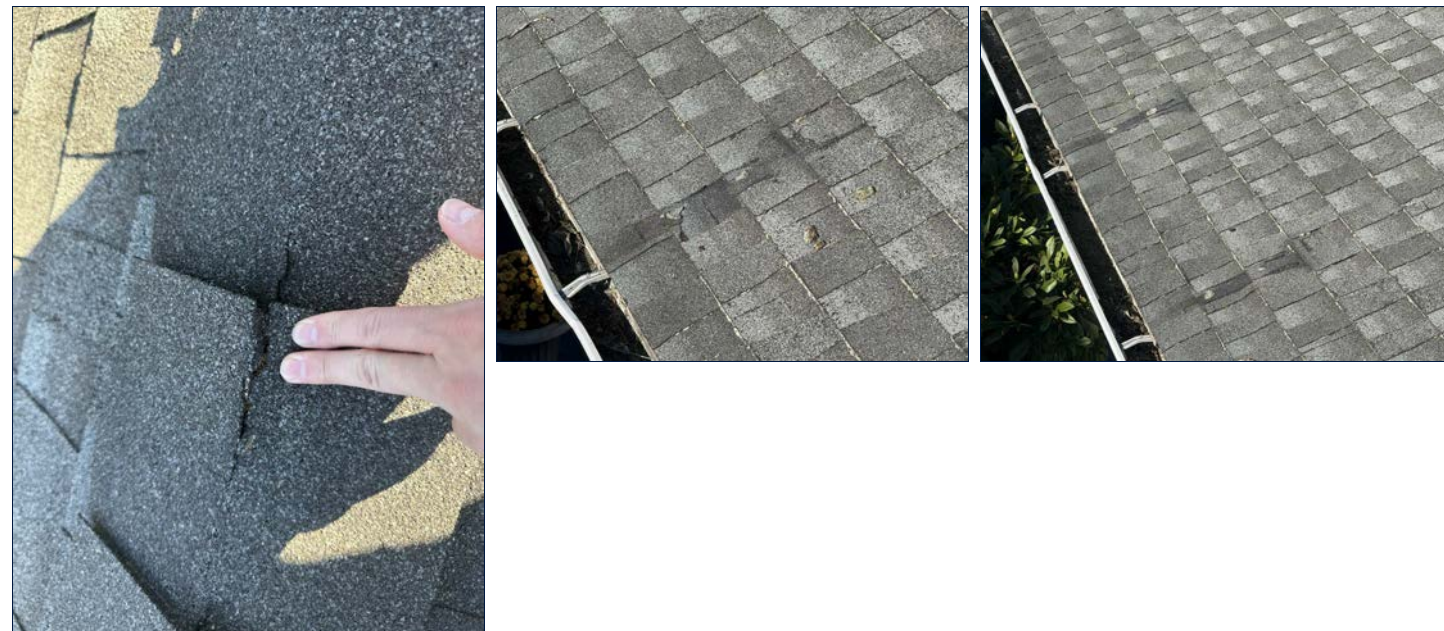
Life is estimated from date built:
Please review this report for deficiencies. Roof age cannot always be determined with certainty.

Roof Observations & Restrictions

4.0(1) ROOF SYSTEMS

Roof requires repairs and maintenance - Deficiency

Roof - Further Contractor Evaluation



Isolated areas of the roof are damaged or in need of repair/maintenance activities. Review of the roof by a licensed roofing contractor is advised.

4.0(2) ROOF SYSTEMS

CHIMNEY CROWN DAMAGED - Deficiency

Chimney - Repair or Replace



Chimney Crown Damaged - Observation Summary:

The chimney crown is cracked or deteriorated. A damaged crown can allow water to penetrate into the chimney structure, leading to further deterioration, freeze-thaw damage, and potential interior water intrusion. Repair or replacement of the chimney crown is recommended to ensure proper water shedding and to preserve the integrity of the chimney.

Restrictions Applied at Time of Inspection

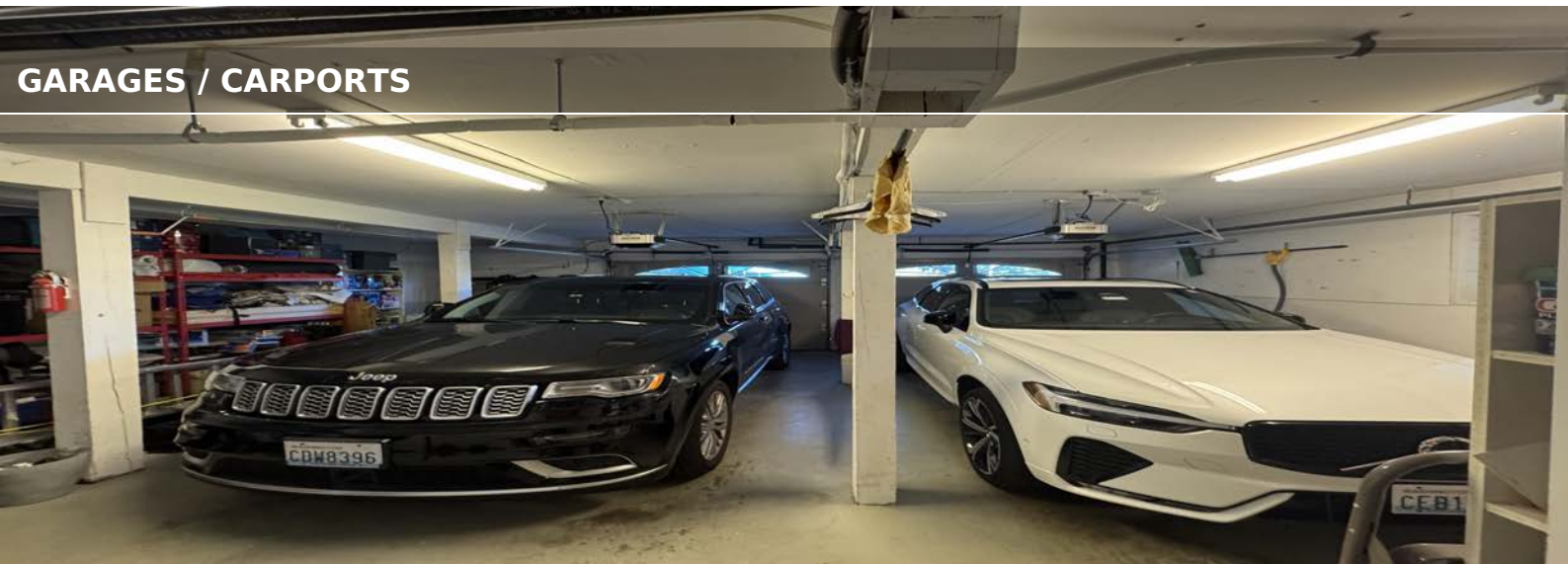
Concealed Roof Components are not inspected

Roof System Assessment Summary

WA State SOP does not require reporting roof life expectancy. Roofs should be professionally evaluated by a roofer every ~**18 years** of building age to estimate replacement timeframes and costs.

A typical roof lasts **20+ years**, depending on installation, maintenance, and materials.

Overall Condition: Repairs Needed. In assessing the various aspects of the roof system conditions are noted where repairs are required. Assuming the noted conditions are repaired the overall condition would be acceptable with periodic monitoring and preventative maintenance activities performed.



GARAGES / CARPORTS		RM	RR	FCE
5.1	Garage			
FUNCTION		RM = Recommend Maintenance, RR = Repair or Replace, FCE = Further Contractor Evaluation.		

Scope of Inspection

When a garage is attached to the living space, it typically includes an entry door into the building. Garages may have:

- **Overhead vehicle doors** (manual or motorized)
- **Fire separation walls and ceilings** between the garage and house
- **Space for storage or workshop activities**

Attached garages are usually built with the same external finishes as the home, while detached garages may differ. *Note:* A carport is not the same as a garage, as it is not fully enclosed and provides only partial protection from weather and no protection from theft.

Component Characteristics

Garage Type
Two Car

Fire Separation
Drywall

Overhead Door
Installed and Sensor above 6" – Metal

Narrative Observations

Garage Style
Attached garages require special safety considerations, including gas-proofing, fire separation, and automatic closers on doors connecting to conditioned space. Detached garages generally have fewer safety impacts on the home but still require proper construction.

Fire Separation
Walls and ceilings separating the garage from conditioned spaces should meet fire-resistance standards. Garage-to-house doors must be one of the following:

- Solid wood door, ≥1-3/8 inches thick
- Solid or honeycomb-core steel door, ≥1-3/8 inches thick
- 20-minute fire-rated door

All garage/house doors require **self-closing mechanisms** and weather-stripping at threshold, sides, and top to reduce fume infiltration.

Garage Floor
Modern garages are constructed with vapor barriers under concrete slabs. These are concealed and cannot be verified during inspection. Without barriers, moisture may pass through the slab and condense beneath stored items. Settlement and shrinkage cracks are common. Isolation joints reduce cracking by allowing for expansion/contraction.

Garage Walls & Ceilings
Visual inspection only. Fire-resistant materials are required where garage walls/ceilings abut the dwelling or attic. This reduces the risk of hazardous material or gasoline fires spreading. Compliance with past/present fire-rating codes is **beyond the scope** of a standard inspection.

Attic Drop-Down Stairs
If present, they must comply with **IBC** and **ASTM E-119** fire-rating (certified 1-hour separation).

Garage Overhead Door
Garage doors are among the largest moving objects in a home and should be tested regularly for safety. Monthly **pressure/downforce safety tests** are recommended per DASMA 108-2017. If the homeowner cannot perform these checks, a garage door specialist should be hired.

□ *Garage Door Maintenance Resource:* [PNWIG Blog](#)

Restrictions

At the time of inspection, the following restrictions applied:
Storage and Vehicle(s)

Garage Observations

5.0.1

Garage sensor too tall
Garage photoeye sensors should be installed no higher than 6".

Observation Class: Recommend Maintenance **Location:** garage



Garage Assessment Summary

Overall Condition: Repairs Needed. In assessing the various aspects of the Garage conditions are noted where repairs are required.

INTERIOR



RM RR FCE

6.1	Interior			
6.2	Appliances			

RM = Recommend Maintenance, RR = Repair or Replace, FCE = Further Contractor Evaluation.

INTERIOR

Narrative Observations

Interior Surfaces

- Wall/ceiling finishes: commonly drywall, plaster, paneling, or tile. Hairline cracks may occur due to shrinkage or settling; irregular cracks may indicate structural concerns.
- Floor finishes: include carpet, hardwood, laminate, tile, or resilient flooring. Wood floors are humidity-sensitive and may swell or shrink.

Cabinets & Countertops

Provide storage and work surfaces. Water stains, particularly under sinks, are common but often obscured by occupant belongings. Hidden water damage may exist.

Stairs

Stairs and railings should be sound and safe. Repairs are uncommon but ongoing maintenance for fall prevention is critical.

Interior Doors

Serve privacy and storage needs. Typically wood but may include glass/mirrored panels. Door fit and hardware may require periodic adjustment.

⚠️ Note: Glass doors without tempered glass may be a **safety hazard**.

Interior Windows

Provide light and ventilation. Common issues include condensation, seal failure, and operational deterioration.

⚠️ Exterior glass windows without tempered glass may be a **safety hazard in fall-risk areas**.

Fireplaces & Stoves

Primarily aesthetic, though may provide heating. Regular cleaning and creosote control are critical for safety. Overheating from large fires may damage firebox or flue liners.

Smoke & CO Detectors

- Smoke alarms: not tested during inspection. Recommend **photoelectric type** upgrades per evolving safety standards.
- CO alarms: not tested. Required by **WA State law** near bedrooms and on each floor. Replace older than 5 years. Maintain free of dust/debris.

Appliances

- Appliances tested only for **basic operation** (e.g., power, leaks, ventilation).
- Performance, efficiency, and features not evaluated.
- Icemakers, water dispensers, Insta-Hot units, and portable dishwashers are excluded.
- Buyers concerned with aging appliances should consider a **home warranty**.

Limitations

The inspector is **not required to**:

- Move furniture, lift carpets, empty closets/cabinets, or disturb finishes.
- Evaluate cosmetic conditions (paint, stains, minor cracks).
- Assess waterproofing on below-grade walls.
- Test or inspect appliances beyond basic functionality.
- Evaluate odors, pollutants, mold, or allergens.
- Verify plumb/level/square construction of walls, floors, and doors.

⚠️ Identification or testing for **mold** is beyond the scope. If concerned, engage our certified mold specialist.

Observations & Restrictions

6.0.1
WALL RETURN

Handrails shall be continuous the full length of the flight or ramp. They cannot be interrupted by newel posts, except at a turn. They shall start at least directly above the top riser, and extend to at least the top of the lowest riser. The most dangerous places on stairways, where people are the most likely to trip, are at the top and bottom. Having a handrail extend beyond the end of a stair or ramp provides a great deal of extra safety and is required on ramps. Handrail configuration – The ends of the handrails must either be “returned,” or end in safety terminals. (A “return,” for example, is where the end of the handrail turns into the adjacent wall.) These returns and safety stops prevent items such as sleeves, packages, or briefcases from getting caught by the ends of the rail, or prevent the end of the rail from poking someone approaching the rail. At the lowest tread, a newel

post, volute, turnout, or starting easing is permitted in the handrail.

Observation Class: Repair or Replace **Location:** Stairs



6.0.2

STAIR RAILING - SPACING EXCEEDED

Building codes mandate that balusters have no more than a 4-inch gap between them. This relatively tight amount of spacing still allows for visibility between spindles, but also stands as a safety measure to prevent small children from becoming stuck between spindles or from slipping through the balusters.

To make sure your baluster spacing is up to code, follow the best practice to include three balusters for every foot of railing. This will ensure that they are placed no more than 4 inches apart, although spindles can be placed from the center point, not to exceed a 4-inch gap, depending on the aesthetic you want to achieve.

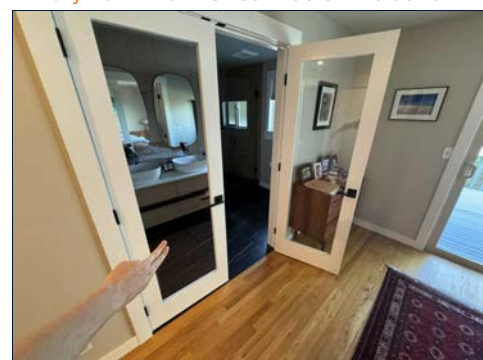
Observation Class: Repair or Replace **Location:** Stairs



6.0(3) **INTERIOR**

Safety glass not determined - [Safety Condition](#)

Primary Bath - Further Contractor Evaluation

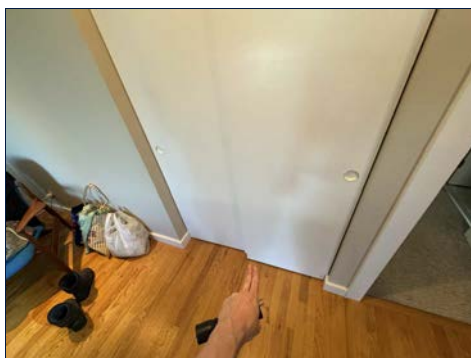
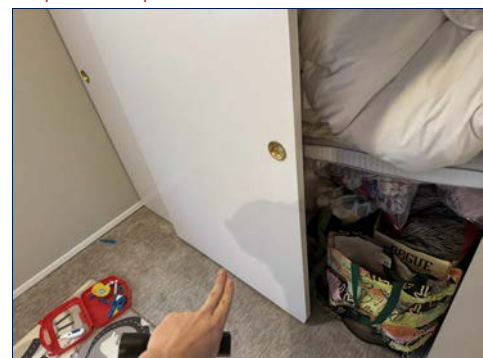


Glass etching confirming the presence of safety tempered glass was not observed. Tempered glass in doors and certain windows is used to minimize risk of injury should the glass break.

6.0(4) **INTERIOR**

MISSING DOOR GUIDES - Safety Condition

- Repair or Replace



The closet door is missing its guide, which could cause the door to become misaligned or fall off the track. This presents a safety hazard, particularly if the door is heavy or made of glass. Installation of a replacement guide and proper alignment of the door are recommended to prevent potential accidents.

Missing closet door guides can be a **safety issue**, especially if the doors are sliding or bi-fold doors. Without proper guides, these doors may become unstable, causing them to derail or fall unexpectedly, which can result in injuries or damage.

△ Why Missing Closet Door Guides Are a Safety Concern

1. Increased Risk of Doors Coming Off Track

- Closet doors, especially **sliding or bi-fold doors**, rely on guides to help keep them aligned and **securely on track**.
- Without guides, the doors may easily come off the track, causing them to **fall or get stuck**, leading to potential injuries, especially if the doors are heavy or made of glass or mirrors.

2. Potential for Door Falling

- A **misaligned or unsupported door** may fall when someone attempts to open or close it. This can be particularly dangerous if the door is made of **glass or heavy materials**, leading to injury from broken glass or the weight of the door itself.

3. Tripping Hazard

- If the doors fall or become misaligned, they can create a **tripping hazard** in the room. This could result in a person stumbling or falling, especially in **high-traffic areas**.

4. Wear and Tear

- When the guides are missing, the doors may rub against the frame, leading to **further damage** and **premature wear** on both the door and the track system.

□ What to Do

1. Install Replacement Guides

- If the closet door guides are missing, they can typically be replaced with inexpensive **replacement guide kits** available at most hardware stores.
- If the guides are part of a **sliding track system**, you may need to replace the entire track or consult with a professional for repairs.

2. Inspect for Alignment

- After installing new guides, ensure that the doors are properly aligned and **move smoothly** without sticking or dragging. This will help prevent them from derailing in the future.

3. Regular Maintenance

- Periodically check closet doors to ensure the guides are functioning properly and that the doors remain securely on track.

Restrictions Applied at Time of Inspection

Appliances, Cable Systems, and Cabinets interiors not fully visible due to storage

Interior Assessment Summary

There are minor wall blemishes throughout the interior that are of no real significance to this inspection We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature such as settling structural inadequacies rot or insect damage.

Life-Safety Systems

Fireplace(s) | Chimney



FIREPLACE(s)

A fireplace is an open area built into the structure of a home where a fire can be safely contained to generate heat and to provide a relaxing atmosphere, while allowing waste gases and smoke to leave the property via a chimney. A fireplace can also be used as focal point for a room even when it’s not being used.

INSPECTION PROCESS

As documented by this report, the inspection of the fireplace systems includes an examination of readily accessible and visible portions of the fireplaces and chimneys, lintels above the fireplace openings, damper doors by opening and closing them, if readily accessible and manually operable and cleanout doors and frames.

SOP: Following WA STATE standards, we do not attempt to light any pilot lights, inspect liners or the flu system.

Where fireplaces and solid fuel-burning appliances are installed, the inspection includes an examination of the system components, including the vent systems, flues, and chimneys. Reported below are the characteristics of the installed fireplaces and fuel-burning appliances, and chimneys. Note that the inspection does not normally include the examination of the interiors of flues or chimneys; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantles and fireplace surrounds; the combustion make-up air devices; and heat distribution assists whether fan assisted or gravity controlled. The inspector will not normally ignite or extinguish fires, determine draft characteristics, or move fireplace inserts or stoves, or fireplace contents. The services of a certified technician are normally required to assess, correct, or make recommendations to wood-burning fireplaces and stoves.

FIREPLACES AND STOVES: Fireplaces and stoves are generally installed for aesthetic reasons and ambiance, although these may also serve to provide heating. Proper design, installation, and maintenance are essential. Wood stoves and fireplaces require particular attention, due to the build-up of creosote in chimneys, which can become a fire hazard. Care in the use and maintenance of fuel-burning appliances should be regarded as the primary considerations for safety.

Fireplace Venting	Metal Pipe	Side Vent	Ventless	Electric Unit	Chimney
					X

Fireplace Style	Masonry	Prefabricated	Wood Burning	Gas	Fan Blower	Insert	Electric Unit
			X	X			

Wood-burning fireplaces and chimneys when used on a regular basis should be cleaned and inspected annually by a qualified chimney expert.

Notice: The interior of the flue liner is not visible and is not inspected. This is a level-1 inspection only per NFPA 211.
Notice: The proper and complete installation of a fireplace insert cannot be determined without removing the unit which is beyond the scope of this home inspection.

RESTRICTIONS:
At the time of inspection, the following restrictions apply to the examination of this system:

Chimney Liners Not Inspected

ELECTRICAL SYSTEMS



RM RR FCE

8.1	Service Entrance Conductors			
8.2	Building Conductors			
8.3	Lighting Fixtures, Switches & Receptacles			
8.4	Electrical Panel			

RM = Recommend Maintenance, RR = Repair or Replace, FCE = Further Contractor Evaluation.

PURPOSE

The primary purpose of the electrical system is to provide for the electrical needs of the building. This includes providing the means and metering of the electrical supply, the distribution of electricity via protected branch circuits to areas in the home, and providing lighting fixtures, switches, and outlets to meet the needs for powering lighting, appliances, and personal electrical and electronic devices.

INSPECTION PROCESS

As documented by this report, the inspection of the electrical system includes an examination of the service drop; the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and subpanels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupts. Reported below are the characteristics of the electrical system elements examined, including the amperage and voltage rating of the service; the location of the main disconnect and subpanels; and the wiring methods, as well as other appropriate information noted during the course of the inspection.

Note that this inspection of the electrical system does not normally include and report on: the remote control devices unless the device is the only control device; the alarm system and components; the low voltage wiring, systems, and components; and the ancillary wiring, systems, and components not part of the primary power distribution system. Measurement of amperage, voltage, or impedance is not normally conducted as part of the inspection process.

MAIN DISCONNECT: The main disconnect serves as the means for shutting off the power to the building, for operation under emergency situations, and to permit maintenance. This disconnect may be either as a separate switch or integral to the main electrical panel. When provided as a switch, this switch will be either a circuit breaker or will include fuses in the switch enclosure to provide for overcurrent protection of the home's electrical system. The load capacity of the building's electrical system is determined by the rating of the main disconnect.

SYSTEM GROUND: The system ground is required to ensure a fixed common voltage reference for the safe operation of the electrical system. The system grounding point is most often found secured to the supply water pipe below the water meter for buildings connected to a municipal water supply and will vary for homes on a private water supply, where grounding may be to the metallic well casing, to buried grounding mats, or ground rods. The connection to the system grounding point is copper wire with its ends terminated at the grounding clamp and at the main disconnect enclosure. The system ground point should be checked periodically to ensure this connection is secure and that this connection does not corrode to the point that its integrity is impaired.

ELECTRICAL PANEL: The main electrical panel, and possibly subpanels, are the termination points for the distributed branch electrical circuits for the home. Over-current protection devices, most commonly in the form of circuit breakers, allow power to be supplied to individual circuits. Fuses are also an acceptable form of circuit protection but are not generally found in newer homes. Switching a breaker to the "off" position, or removing fuses if installed, will disconnect electrical current to individual circuits. These devices will switch off (breakers) or burn out (fuses) during over-current or short-circuit situations, which otherwise could result in hazards such as shock or fire.

OUTLETS: Electrical outlets provide the means for connecting electrical appliances and devices to the home's electrical circuits. Most outlets are designed for 120 volts, a maximum 15-ampere connection. These outlets typically have plug-ins for 3-pronged plugs, with 2 parallel rectangular prongs and a grounding (round) prong. Other forms of plugs can be found for heavy appliances; these outlets are larger in size and have different prong configurations. For example, stoves generally require connection to 40 ampere, 240-volt circuits and only an outlet at this rating must be installed to permit connection of the stove plug to its outlet.

GROUND-FAULT PROTECTED CIRCUITS: Special protection is required where outlets are located in locations where the presence of water increases the risk of electrical shocks. These locations include areas outside the house, bathrooms, areas in the kitchen near sinks, and powered specialty items containing motors and controls near water, such as spas, whirlpool ("turbo") tubs, and swimming pools. Ground fault circuit interrupts [GFCIs] are used to provide electrical protection by sensing current finding a path to ground, as encountered in situations where shocks could be occurring, and shutting off the power to the outlet. The most common form of the protective device is the GFCI receptacle, which has two buttons visible at the face of the outlet. GFCI protection may also be found as special circuit breakers with a test button on the face of the breaker marked "test" and labeled as "GFCI". GFCI outlets and breakers should be tested periodically to ensure their operability. Refer to the manufacturer's instructions for the test method and frequency.

ARC FAULT CIRCUIT PROTECTION: In certain jurisdictions, arc fault circuit interrupt (AFCI) protection is required in new buildings for bedroom electrical outlets, to switch off the power to the circuit if the AFCI device detects the presence of electrical arcing. Because furniture and objects are frequently moved in bedrooms, and lighter gauge cords are more frequently used, cords and plugs tend to have a higher frequency of damage. Fraying and pulling on cords plugs may damage the cords to the point of conductors become exposed, which can lead to electrical arcing and fire. Arc fault protection is provided by special circuit breakers at the main electrical panel, and can be identified by a test button on the faceplate marked "Test" and labeled as "AFCI". AFCI breakers should be tested periodically to ensure their operability. Refer to the manufacturer's instructions for the test method and frequency.

Arc Fault Circuit Interrupters are not required until 2014 but are recommended as an upgrade to older homes. An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. They should be tested monthly by the homeowner. It is important for homeowners to become aware that modern standards require the installation of AFCI protection for new wiring installations and even the replacement of receptacles wherever AFCI protection is currently required. This means that the Installation of AFCI devices will typically be required whenever simply replacing a receptacle if the receptacle is in a location where AFCI protection is now required. Because older wiring systems are more vulnerable to the kinds of fires caused by the very conditions these devices protect against, the installation of the devices is a good idea. Currently, all 120volt, single-phase, 15amp, and 20-ampere branch circuits supplying outlets are installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

Smoke and Carbon Monoxide Detectors

Click on links for current information: <http://tinyurl.com/zsbfzh> & <http://tinyurl.com/onjern3> The devices are designed to alert the occupants of potential risks of fire and elevated carbon monoxide levels. Refer to the manufacturer's instructions for the operation, maintenance, and periodic testing of these devices.

COMPONENT CHARACTERISTICS:

DISTRIBUTION WIRING TYPE Buried	INCOMING SERVICE: Electricity, as supplied by the utility company, is delivered either through a buried cable protected in a conduit or through overhead wires to a service mast. The service side of the electrical system includes a meter, used to provide your electrical utility the means for measuring electricity consumption to permit billing for power usage.
ELECTRICAL WIRING NM-B Wire Copper	
ELECTRICAL OUTLETS Three Prong	
AFCI-PROTECTED OUTLETS AT: None Installed	
SERVICE VOLTAGE: The service voltage for most buildings in North America is rated generally as 120/240 volts, 60 cycles per second, to correspond to standard voltage requirements for electrical appliances and devices. In high-rises, the supply voltage is generally delivered to the building as 3-phase and at a higher nominal voltage, with transformers used to split the supply to single-phase, such that electricity supplied to individual units is at 208/120 volts, 60 cycles per second.	
SERVICE SIZE: The serving size is an indication of the load capacity of the incoming service wires, and is rated as the maximum current carrying capacity of the supply conductors measured in amperes ["Amps"].	

Electrical Panel -

Manufacture: Square D Panel : Aluminum	
Grounding: Concealed Amps: 125amps	
Line Protection: Breakers	

Service Entrance Conductors

Service Line: Buried

Building Conductors

Lighting Fixtures, Switches & Receptacles

8.0.1

PANEL SCREWS MISSING

All screws for electrical panel covers should be installed to assure that the cover is properly located and securely attached. Screws used to secure the cover must be of the type supplied by the manufacturer, which has tips that are blunted, to prevent the piercing of wires when turning the screws into place.

Observation Class: Repair or Replace **Location:** Main Electrical Panel

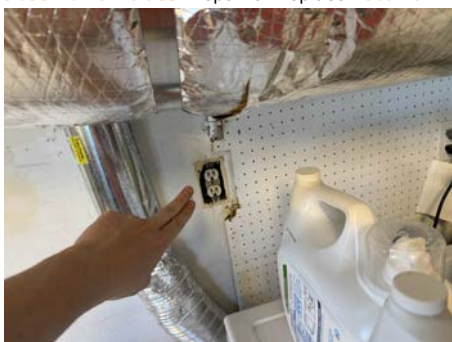


8.0.2

DAMAGED RECEPTACLE COVER

Electrical outlets installed require protection from water entry, contaminants, and to prevent injury. An outlet has a damaged or missing receptacle cover. An outlet with a missing or damaged cover is subject to damage and deterioration. Receptacles displaying damage or deterioration should be immediately replaced and a suitable cover installed.

Observation Class: Repair or Replace **Location:** Garage



8.0.3

NO GFCI PROTECTION

GFCI protection is missing at one or more locations where it is required for safety (such as bathrooms, kitchen countertops, garage, or exterior outlets). This is a shock hazard. Installation of GFCI protection by a qualified electrician is recommended. Washington State SOP feels this is a serious issue and requires that we report areas without GFCI outlets regardless of the age of the building.

Why GFCI Protection Is Important

1. Protects Against Ground Faults

- A GFCI outlet detects when electricity is **leaking from the circuit** (e.g., through water or your body) and shuts off power **within milliseconds**.
- This protects people from **serious electric shock**.

2. Required by Electrical Code

The **National Electrical Code (NEC)** requires GFCI protection in the following areas:

- **Kitchens** (countertop outlets)
- **Bathrooms**
- **Laundry rooms**
- **Garages**
- **Basements**
- **Outdoor outlets**
- **Crawlspaces**
- **Wet bars or sinks**

3. Applies to Both Outlets and Circuits

- GFCI protection can be provided by:
 - **GFCI outlets** (with test/reset buttons)
 - **GFCI circuit breakers** (protecting all downstream outlets)

Lack of GFCI Protection Risks

- **Water + electricity** is a deadly combination.
- Without GFCI, a ground fault may cause **fatal shocks** or **electrical fires**—particularly in wet environments.

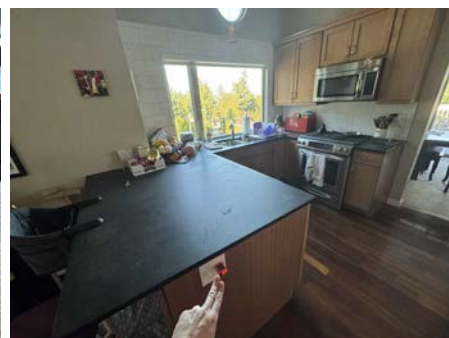
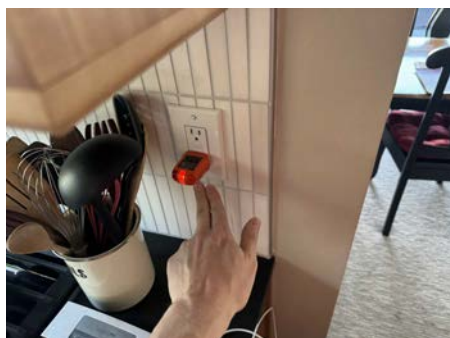
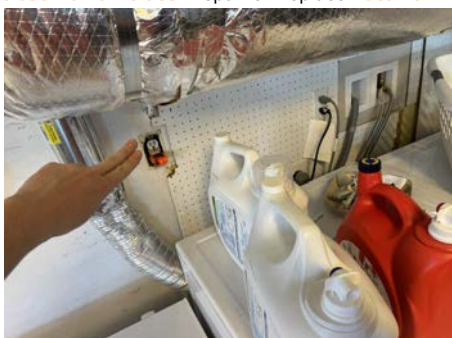
Benefits

- **Saves lives**—GFCIs have been estimated to reduce electrocutions by more than 80%.
- **Affordable and easy to install**
- **Required for home sales or inspections** in many jurisdictions

General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)
- Finished/Unfinished Basements (since 2020)

Observation Class: Repair or Replace **Location:**



RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Wiring that is concealed is not inspected and Outlet/switch cover plates were not removed

ELECTRICAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Repairs Needed. In assessing the various aspects of the electrical system of this home conditions are noted where repairs are required.



PLUMBING SYSTEMS

RM RR FCE

9.1	Drains, Waste & Vent System			
9.2	Water Distribution, Supply & Fixtures			
9.3	Water Heater - garage			

RM = Recommend Maintenance, RR = Repair or Replace, FCE = Further Contractor Evaluation.

The primary purpose of the plumbing system is to provide a supply of water for domestic use for the building's occupants and to manage the safe discharge of wastewater. Water supply may be from a well located on this property if the home has a private supply, or from the municipal water mains running beneath streets and roadways if the water is provided by the municipality. Drainage of wastewater is to either a septic system for private systems or to the municipal sewer system where this system is provided by the municipality.

INSPECTION PROCESS

As documented by this report, the inspection of the plumbing system includes the examination of the interior supply and distribution systems including all fixtures and faucets; the drain, waste, and vent systems including traps, piping, and piping support; the water heating equipment including the associated vent systems, flues, and chimneys; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping. Reported below are the characteristics of the plumbing elements examined, including a description of the supply, drain, waste, and vent piping materials, the water heating equipment including its energy source, and the location of the main water and main fuel shut-off valves, as well as other appropriate information noted during the course of the inspection.

Note that the plumbing systems inspection does not normally include and report on: the clothes washing machine connections; the interiors of flues or chimneys that are not readily accessible; wells, well pumps, or water storage related equipment; spas; swimming pools; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; water supply quantity and quality; and private waste disposal systems. The inspection process does not normally involve the operation of safety valves or shut-off valves. Also note that there may exist leaks in the plumbing system that are not apparent at the time of inspection, or which may only become apparent under specific plumbing fixture/component operating conditions. For example, if a minor leak exists below a fixture, the leak may only become apparent when the fixture is frequently used, in which case the limited operation of the fixture would not have detected this condition during the inspection process.

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. The inspector will not be able to anticipate future events, conditions, or changes in the performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system, or component.

COMPONENT CHARACTERISTICS:

WATER SUPPLY SERVICE TYPE
Public

WATER METER LOCATION
Front of Property

WATER SHUT-OFF VALVE LOCATION
Main Water Meter and Garage

WATER INTERIOR MATERIAL
Copper

WATER BURIED PIPING
Plastic

FACILITY PROVISIONS
Exterior Hose Bibs, Laundry Taps, Laundry Sink, Bathrooms, and Kitchen

SANITARY AND STORM DRAINAGE CONNECTIONS
Public

DRAINAGE & VENTING SYSTEM PIPING MATERIALS
Plastic

SUMP PUMP / SEWER EJECTOR
Sump Install Recommended

Garbage Disposal
Installed

WATER METER: Municipal water supplies are generally metered to permit billing based on water consumption, and in turn, this consumption value is often used to calculate charges for sanitary drainage. If in doubt, check with your municipality for the specific methods of assessing usage and billing for water consumption and drainage. Water meters are generally located near the interior point of entry of the water supply to the residence. The water meter is typically the property of the water utility agency, and should not be tampered with, or enclosed to prevent access.

SUPPLY SHUT-OFF VALVE: The water supply shut-off valve is generally located near the point of entry of the water supply pipe. Some buildings on public water supply systems have two shut-off valves, located on opposite sides of the water meter, to assist the water utility agency in maintaining or changing the meter. The purpose of the primary supply shut-off valve is to turn off the water supply in the event of emergencies and maintenance. Awareness of the location of this valve is important, and all members of the household should know where this valve is located and how to operate it in the event of an emergency. Clear access to the valve should be maintained. Valves may seize to the point that they are difficult or impossible to operate; the normal recommended maintenance is to operate the valve by fully closing and opening the valve at least twice per year.

SHUTOFF VALVES ARE NOT TESTED, INCLUDING ICE MAKER AND LAUNDRY VALVES. OPEN DRAINS, I.E. FLOOR DRAINS, LAUNDRY DRAINS, ETC. ARE NOT TESTED. UNLESS OTHERWISE SPECIFICALLY NOTED STATIC WATER PRESSURE IS MEASURED AT AN OUTSIDE WATER FAUCET.

WATER METER PICK-UP: The water meter pick-up is an externally located device that permits a meter reading to be taken for the purpose of assessing water and drainage

charges. This device should not be enclosed, relocated, or altered without permission from the water utility agency. **WATER SUPPLY PIPING:** The materials used for water supply for public systems are typically copper. Private systems where water is supplied from a well typically use plastic piping. Care should be taken to prevent damaging this pipe, particularly to the point of the main shut-off valve, as costly damage and repairs could result from rupturing the piping.

DISTRIBUTION PIPING: The water distribution system supplies water from the supply source to the various plumbing fixtures. Separate supply piping is used for hot and cold water distribution, with the hot water supply being provided by heating at a hot water heater. Common piping materials include copper and plastic. **WATER PRESSURE CAN DIFFER GREATLY BASED ON THE TIME OF DAY AND LOCATION OF THE READING.**

WATER HEATER:
The water heater/boiler provides a supply of heated water for domestic use. The water heater should be checked periodically for signs of leaks; water below the tank or under the discharge pipe should be investigated by a heating or plumbing specialist, or if rented, the appropriate utility specialist. The generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

Dielectric connectors: Dielectric connectors are installed at the supply lines of the hot water tank; they separate the dissimilar metals in the system to stop corrosion. The connectors fail over time, and corrosion will cause leaks and damage to the connections.

A pressure relief valve (PRV) is required on all on-demand water heaters to discharge any excessive pressure within the system. A discharge pipe should be attached to the Pressure Relief valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior or to an approved indoor drain receptor. Most manufacturers suggest that homeowners test the PRV at least once a year by lifting the lever to ensure the valve discharges properly. The picture to the right shows a typical PR Valve. I do not test these valves due to the possibility that they may leak after testing. A leaking or inoperative PR Valve should be replaced immediately by a licensed plumber.

Bacterial Risks
The most hazardous bacteria found in water heaters is Legionella pneumophila, known to be the source of Legionnaires' disease, a potentially fatal lung infection often misdiagnosed as common pneumonia. Trace amounts of this bacteria are often present in municipal water supplies but do not thrive in cold temperatures. Once inside a hot water heater, however, Legionella bacteria multiplies and is conveyed through the household plumbing, where it may be inhaled in the aerosol mist that accompanies showering, bathing, or even washing dishes in a sink. Very young children and elderly people are, particularly at risk.

The Temperature Factor
Water heater tank temperatures in the neighborhood of 120 degrees create a supportive environment for the presence of Legionella and other bacteria. The temperature setting on a water heater thermostat actually only represents a maximum temperature when the tank is full and completely heated. Temperatures in the tank often fall below the indicated maximum as hot water is used and cold water circulates into the heater. It is at these lower temperature ranges of 95 degrees to 115 degrees Fahrenheit that Legionella bacteria multiply and become established inside a water heater. A study by the American Society of Sanitary Engineering showed that the bacteria cease to multiply when the water temperature reaches 120 degrees. They are not destroyed at that temperature, however, and can survive to be conveyed to an outlet such as a showerhead or faucet. Washington State Recomends setting boilers to 120 degrees Fahreheit.

Scalding Risks
Scalding injuries from hot water are a risk to all ages. But they are most likely to affect children and the elderly who often cannot react fast enough to remove themselves from overly hot water. Sensitivity to exposure to hot water increases exponentially as the water temperature rises. At 120 degrees, skin requires an average of three minutes of exposure to sustain a first-degree burn. At 131 degrees, burns can occur in as little as five seconds.

Raising the Temperature
The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive nor survive contaminating fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries if such safeguards are not already present.

Water Heater - garage			Data		
Water Heater	Year Built	Gallons	FUEL TYPE	TPRV	Water Temp
Manufacture: Rheem Tank Fuel: Electric Venting: N/A Age: 5.0	2020 (MFG Date)	50	Electric	Installed	115-120
Disclosure - The average life of a water heater is 6-10 years. Water heaters may leak or quit working without warning. The State of Washington Recommends a Temperature set to 120 degrees Fahrenheit.					
. .					

EXTERIOR FAUCETS: To provide for water uses at the exterior of the building, outside faucets (also known as "hose bibs") are typically proved at the front (sometimes in the garage) and rear of the home. The most commonly used type of faucet used is the "frost-free" style which is designed to prevent frozen water from breaking the supply pipe during cold winter conditions. Most buildings have an interior shut-off valve for each faucet, which permits turning off the water supply during the winter, and these shut-offs should contain a drain plug to permit draining all water in the pipe leading from the shut-off valve to the faucet. It is recommended that the exterior faucets be turned off at the shut-off valves and the pipes drained prior to the arrival of winter.

SHOWER PANS: Shower pans are visually checked for evidence of leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Seemingly minor imperfections can allow water to get into the wall or floor areas and cause damage. On older structures, where water may have entered through these imperfections, hidden damages may exist which are outside the scope of the inspection.

TUB OVERFLOWS: Tub overflows will not be checked as they frequently leak and leaking could cause damage. Be aware that leaking could occur should a tub reach the overflow point.

DRYER DUCTS: Dryer ducts should be inspected and cleaned regularly as a blocked duct could represent a fire hazard. It is recommended you contact a reputable, licensed, and certified duct cleaning contractor and have this service performed upon taking possession and on a regular basis according to his recommendations. No comment can be made about any possible buildup or blockages in the dryer duct at the time of inspection.

JETTED TUBS: Detailed evaluation of jetted tubs is outside the scope of the inspection. However, your inspector will typically fill the unit and operate it only to test for normal operation. Any questions about the proper care and operation of jetted tubs as well as concerns about malfunctions and/or possible health risks should be directed to a tub and spa specialist.

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies and do not evaluate window treatments, steam showers, saunas, bidets, or toilet seat attachments. More importantly, we do leak-test shower pans. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets, and closets and a representative number of windows and doors, switches, and outlets. Laundry appliances are not tested or moved during the inspection, and the condition of any walls or hidden flooring cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves on toilets and sinks may be subject to leaking if turned and therefore are not tested.

Drains, Waste & Vent System

SANITARY DRAINAGE SYSTEM: The sanitary drainage system collects wastewater from all the plumbing fixtures for discharge to either the public sanitary sewage system or the septic system for private sanitary systems. The drainage system has a number of clean-out access points on the horizontal runs, usually located in the basement, to permit pipe examination and blockage removal. A primary clean-out is generally located near the wall under or through-which the main drainage line that exits the building. Clean-outs should be sealed and should not be covered over to make future access difficult.

STORM DRAINAGE SYSTEM: The storm drainage system provides for collecting and discharging exterior runoff water that would otherwise collect along the foundation walls and footings, to reduce the possibility of water infiltration and soil destabilization at these structural elements. This system typically includes a drainage pipe at the footing level and fully encircles the home's perimeter, and may also collect stormwater from window wells when installed. Discharge is through a connection leading into the building's basement. In buildings connected to public sewer systems, a pipe leads from the structure to the public sewer with a clean-out plug (for pipe examination access) in the basement and a back-flow preventer (also called a "back-water valve") to prevent reverse stormwater flow from the public system. Homes not connected to a storm system usually have the drainage system water collecting into a sump pit in the basement, with a sump pump which when activated drains the pit and discharges the water to an exterior location at a suitable distance from the building.

DRAINAGE AND VENTING PIPES: The sanitary drainage system relies on gravity for the flow of wastewater from the various fixtures to the point of discharge from the home. Water traps are located below each fixture which provides sealing against sewer gases entering the building. To facilitate the flow of water, the drainage system requires additional piping for venting which allows the free flow of air in the system; the absence of venting would result in a suction action at the water traps of the various fixtures when one fixture is drained and could result in the loss of the water seal, as well as causing the other fixtures to "gurggle". Plastic piping is currently the most common material type installed, although copper may also be used.

BASEMENT DRAINAGE SYSTEM: As the basement is the lowest point in the building and often located below grade level, a drainage system is required to collect water should the basement become flooded. In buildings connected to a public sewage system, the floor drain is generally connected to the sanitary drainage system. A water trap is located below the drain to prevent sewer gases from entering the structure. The trap should be checked periodically to verify the presence of water. A "trap primer" is often provided for the purpose of flushing and filling this drain, and is either a separate tap or a line leading off the laundry taps. In homes with high-efficiency furnaces and/or central air conditioners, water produced from these components is often collected into a condensate drain, which in turn drains to the floor drain, and assists in maintaining water in the floor drain trap. In homes not connected to a public drainage system, a sump pit is required to collect basement flood water, with a sump pump to expel the water to the building's exterior.

Water Distribution, Supply & Fixtures

(Normal range is 45-80psi)

RESTRICTIONS:
At the time of inspection, the following restrictions applied to the examination of this system:
Areas of the supply plumbing in the home are located inside of walls or floors and was not visible at the time of inspection.
Most lines are not fully visible and not reported on. Underground pipes or pipes inside walls/ceilings cannot be judged for sizing, leaks, and/or corrosion. Pipes in crawl spaces are covered by insulation that is not fully visible, insulation is not removed for inspection. Water quality or testing for hazards such as lead is not part of this inspection. Water Softener equipment/filter components are outside the scope of the inspection. An estimate of the remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water re-circulation pumps/systems are not part of this inspection. City sewer service, septic system, and any underground waste pipes are not a part of this inspection unless a sewer scope is ordered. Future drainage performance is also not determined.

PLUMBING SYSTEM ASSESSMENT SUMMARY:
Overall Condition: Acceptable. In assessing the various aspects of the plumbing system no major concerns were noted.



ATTIC

INSULATION & VENTILATION

The primary purpose of the building's insulation system is to reduce heat loss in the winter and heat gain in the summer. This system is comprised of the insulation material which provides a thermal blanket, as well as other system elements that may include an air barrier, a vapor retarder, and ventilation to control the flow of air and moisture. The primary purpose of the building's ventilation systems is to remove excess heat and humidity from the building; the absence of adequate ventilation can cause detrimental effects to the building structure, its contents, and its occupants.

INSPECTION PROCESS

As documented by this report, the inspection of the insulation and ventilation systems includes an examination of the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems for controlling indoor air quality. Reported below are the descriptions of the insulation and vapor retarder systems in unfinished areas, including any reported absences of insulation in unfinished spaces at conditioned surfaces. The inspection process is such that the inspector is not required to disturb the insulation and vapor retarders. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe or could result in damage to property. The inspector may provide below an estimate of the thermal resistance value as a courtesy, and if provided, is expressed as an opinion; the determination of the actual thermal value(s) is outside the scope of a home inspection and would generally require independent testing. The composition of insulation may vary from that stated below, as in some cases more than one type of insulation may be installed but this may not be apparent without probing and sampling. The inspector is also not required to determine indoor air quality, as this is outside the scope of the inspection. Contact our office for air testing.

Following our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. By evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

VENTILATION, UNCONDITIONED AREAS: The primary purpose of ventilation in unconditioned areas, such as attics and crawl spaces, is to allow the free entry of ambient outside air, to limit the accumulation of moisture that would otherwise be present in these areas. This moisture, if not removed, would ultimately dampen or saturate the insulation, rendering it ineffective, and could lead to mold formation and rot of wood elements.

Dryer vent pipe requirements for any particular brand of the dryer cannot usually be determined during a typical home inspection. All dryer manufacturers have maximum lengths of runs and those lengths can be greatly reduced by whether the vent pipe is vertical or horizontal, how many elbows the run has, and even the type of termination cap. All new or replacement installations should verify that any piping already in place meets the requirements of the specific dryer manufacturer and be modified as deemed necessary by the appliance installer per the manufacturer's installation instructions.

INTERIOR VENTILATION: The primary purpose of interior ventilation systems, such as bathroom and kitchen fans, is to remove excess moisture and improve interior air quality. Although new homes appear relatively well sealed, make-up air will invariably get introduced through various breaches in the building's envelope. Current ventilating practices include having a passive vent connected to the exterior and generally terminating in the furnace area, to provide air make-up both for the fuel-burning appliances and for forced interior ventilation. Heat recovery ventilators ("HRV") are often used to improve air quality by creating a mechanically assisted method of air exchange from the exterior to the interior. The HRV utilizes an air-to-air heat exchanger to limit the amount of heat loss to the exterior. Whole House fan timers are not verified for proper settings. Please visit the link for setting requirements.

<http://www.pnwig.com/Inspection-Blog/whole-house-fans-and-your-home>

SEALING AND WEATHER-STRIPPING: Unintended air leakage must be avoided to reduce heating and cooling requirements. Caulking and weather-stripping at doors, windows, vents, and any penetrations through the building envelope is an essential home maintenance activity.

Whole House Fan Installed:	None Observed
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Insulation & Ventilation

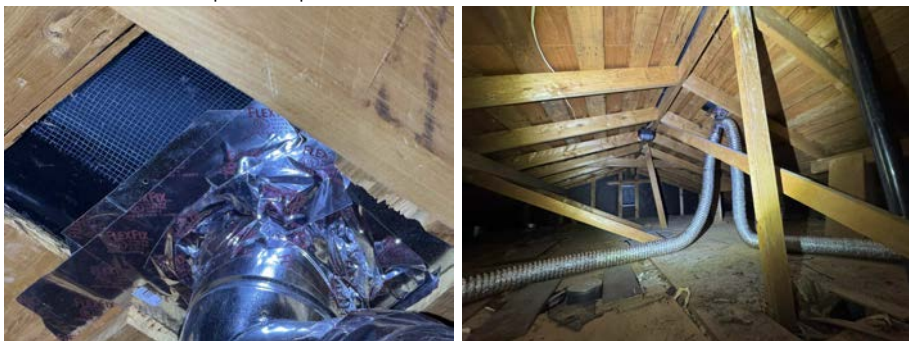
How Often Should You Have Your Dryer Vents Cleaned

A good rule of thumb is to have your dryer exhaust vents inspected and cleaned by a professional at least once per year. However, if you have a household that uses your dryer often, such as one with a lot of children, you may want to consider increasing that amount to every six months. The dryer venting system should be cleaned prior to use if no recent service records are not available.

10.0.1
GRAVITY DAMPER MISSING

Exhaust fans need to be vented to exterior rated appliance vent hood with a built-in damper. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. We recommend having a contractor install proper venting.

Observation Class: Repair or Replace Location: Attic



10.0.2
INCORRECT INSULATION PLACEMENT

Insulation installed incorrectly; vapor barrier is facing the wrong direction. Paper backing should face towards conditioned space.

Observation Class: Repair or Replace Location: Attic



RESTRICTIONS:
At the time of inspection, the following restrictions applied to the examination of this system:
Attic design restricts ability for full evaluation

SUMMARY:
Overall Condition: Repairs Needed. In assessing the various aspects of the insulation and ventilation elements of this home conditions are noted where repairs or corrections are required.

11.1	Heating System			
11.2	Furnace - Garage			

Your Heating System

The primary function of the heating and cooling systems of the building is to provide an indoor environment that is comfortable in terms of temperature. The heating system in your building converts energy from one source (such as natural gas, propane, oil, wood, solar, or electricity) into heat. Heating may be from either or both of a forced-air system (characterized by heat distribution through heating ducts) or a radiant heating system (for example electric baseboards heaters or water/steam radiators).

RESTRICTIONS:

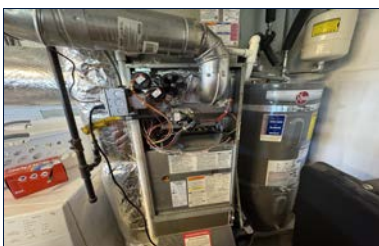
Notice: The heater was not dismantled or tested for a crack in the heat exchanger. This is beyond the scope of a home inspection. If the furnace is older you should have the heat exchanger checked by a licensed HVAC professional.

Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.

Insulated

Furnace - Garage

System: Gas Forced Air **Manufacture:** Bryant **Fuel Type:** Natural Gas **Age:** 18.0



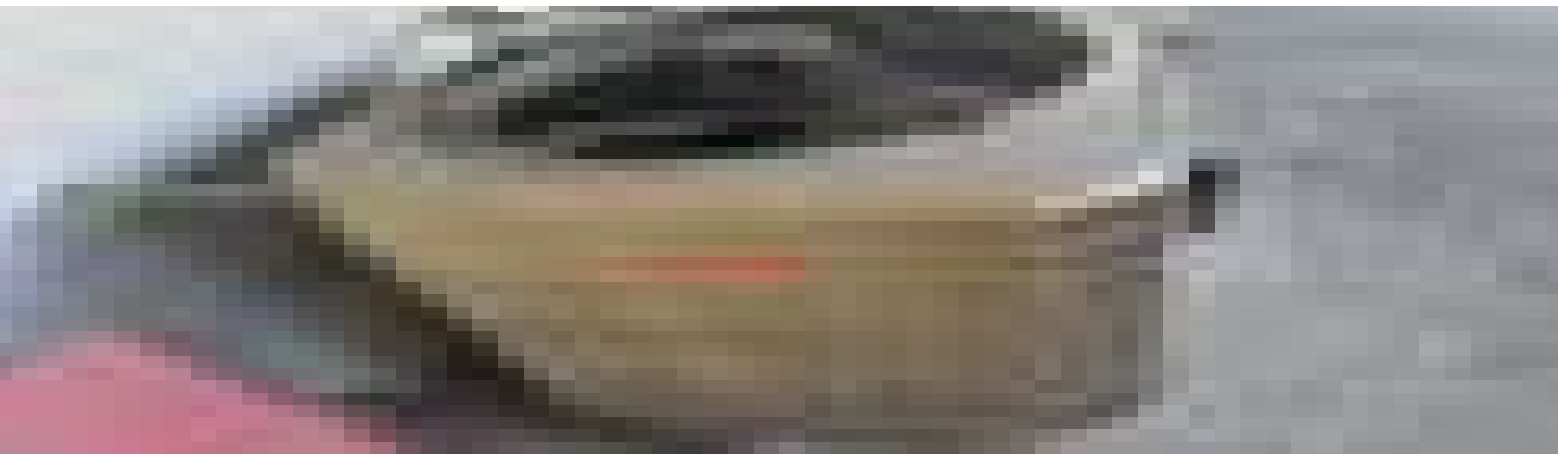
At the time of inspection, the following restrictions applied to the examination of this system:

Heat Exchangers Not Inspected and The inspector does not perform pressure tests on refrigerant systems

HEATING AND COOLING SYSTEMS ASSESSMENT SUMMARY:

HEATING AND COOLING SYSTEMS ASSESSMENT SUMMARY:
Overall Condition: Acceptable. In assessing the various aspects of the heating systems no major concerns were noted.

COOLING SYSTEMS



RM RR FCE

12.1	Cooling General			
12.2	AC Unit			

RM = Recommend Maintenance, RR = Repair or Replace, FCE = Further Contractor Evaluation.

Your Cooling System

AIR CONDITIONER: The purpose of the air conditioner, when installed, is to remove heat from the interior of the home and deliver this heat to the exterior. A byproduct of the cooling process is water, thus the air conditioning system, when operating, serves to reduce the humidity inside the building. The most common form of air conditioning uses the forced air central heating system and ductwork for the distribution of the conditioned air. The central air conditioning system has five principal components: the evaporator system, generally located above the furnace; a condensing/ compressor unit, located outside the house; refrigerant lines for circulating the coolant between the evaporator and condensing sections; the refrigerant which serves as the agent for heat transfer; and a condensate drainage system for handling the water collected from the cooling process. The building owner should periodically check the exterior (condensing) unit to ensure there are no obstructions to the airflow through the unit and interior (evaporator) unit for water presence; as well, an annual inspection and maintenance visit by a heating and cooling specialist is recommended.

Installed A/C Condensate piping is not fully visible and was not tested. Visual inspection only.

The Air Conditioning system is not tested if the outdoor temperature is below 60 degrees. Air conditioning manufacturers and HVAC professionals agree an outdoor condensing unit should not be run in cold weather for any reason. The cause of this prohibition is the oil used to lubricate the compressor. There's a significant amount of oil in the compressor and it functions like oil in your vehicle's engine.

Just like engine oil, compressor oil for condensing units has different grades. The oil that is used in central air conditioner compressors is summer-weight oil. It is a heavy grade of oil that works well in warm conditions. It can heat up and still provide the compressor with the lubrication and protection required, something lighter grade of oil could not do. In cold weather, the oil is too thick for the safe functioning of the compressor.

Condensate Drain Pipe: Drain Pipe Information

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Condensate Drain Pipe: Condensate Pump Information

LMT - A condensate pump was present to carry condensate from the interior unit's location to the exterior. Condensate pumps are not tested for functionality, as water would have to be poured into the unit to initiate a pump cycle. These units are inspected by looking for water spillage around the unit, which would indicate a failure of the unit. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to ensure no damage was present and that the pipe insulation was continuous on the lines. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately between 15 to 20 degrees °F total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures, or restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. The inspector will not be able to anticipate future events, conditions, or changes in the performance of any component or system due to changes in use or occupancy. the inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system, or component.

A/C Temperature Differential is (15 °F to 25 °F is our target range)

AC Unit

Manufacture: Bryant	
Age: 4.0	

The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Window / portable units are not inspected.
Overall Condition: Acceptable. In assessing the various aspects of the cooling systems no major concerns were noted.

Structure



The primary purpose of your building's structural system is to support the loads placed in and on the structure. The structure of the building includes elements that form the building's "skeleton", specifically the footings, foundation, walls, floors, and roof. The sound structural design resists site and external factors that could result in undesired physical changes to the structure as a whole, such as settlement, effects of both static loads (such as the weight of the structure and its contents) and dynamic loads (such as wind loads, snow loads, and number and movement of people in the house), and other sources of stress on the structure.

INSPECTION PROCESS

As documented by this Report, the inspection of the structural system includes an examination of major structural components and may include probing a representative number of structural components where deterioration is suspected or where there is a clear indication that possible deterioration exists. Probing is not performed where probing would damage any finished surface or where no deterioration is visible. Elements of the structural system that are examined and reported include the foundation, the floor structure, the wall structure, the ceiling structure, and the roof structure. Also reported are signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Methods used to inspect the under-floor crawl space and attic, if present and accessible, are reported. The primary mode of structural examination is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of the examination. The inspector does not normally provide any engineering or architectural services, and a building inspection does not typically offer an opinion on the adequacy of any structural system or component.

Notice: This inspection is one of the first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Note that the inspection may have restrictions on examination due to design and access.

For example, attic areas containing loose-fill insulation are most commonly viewed at the hatch, and physical entry into the attic is not undertaken as it may result in disturbing insulation as installed and may present a risk to the physical safety of the inspector. Also note that there may be leaks from the exterior into or through the structural components, such as walls, roof structure, ceilings, and foundation, which may only become apparent under specific weather conditions that were not encountered at the time of inspection. It should be further noted that moisture, condensation, and water infiltration conditions may exist at the time of inspection but are not apparent due to factors that conceal the direct observation of the condition(s). This may include coverings, furnishings, belongings, restricted access, etc., or are visible under specific lighting conditions or viewing positions.

COMPONENT CHARACTERISTICS:

FOUNDATION
Poured Concrete and Basement

EXTERIOR WALLS
Wood

BEAMS
None Visible

BEAM SUPPORT
Concealed

COLUMNS
Not Applicable

FLOOR JOISTS
Concealed

FLOOR SHEATHING
Concealed

EXTERIOR WALLS: Exterior walls are most commonly wood frames in construction and are intended to transmit loads from the roof and floor structures to the foundation. Multi-unit structures may be constructed

BASEMENT AND GARAGE FLOORS: The basement and garage floor elements in buildings are usually poured concrete and are not structural in nature. The design of the concrete floor elements often includes provision for floor drainage. Basement floors should include provisions for drainages, such as a floor drain or sump pit. Cracks in concrete floors are a common occurrence and generally are not an issue of concern, provided no water infiltration is evident, cracks are less than 6 mm (1/4") in width, and there are no apparent effects of the settlement of soils below the slab.

BEAMS: Beams are intended to support the interior wall and floor structures, and transit loads horizontally to the foundation, structural columns, or load-bearing walls. Beams may be constructed of solid or built-up wood or steel. No attempt should be undertaken to alter or modify these structural elements without evaluation by a structural expert.

COLUMNS OR POSTS: Columns or posts are intended to transmit the load from beams vertically to foundation footings. A variation of columns is interior load-bearing walls, which transmit loads vertically to the floor structure, beams, and/or footings. No attempt should be undertaken to alter or modify these structural elements without evaluation by a structural expert.

FLOORS: Floors provide support for dynamic and static loads within the house. The floor construction is most commonly either wood joists or trusses, covered with a sub-flooring material (floor sheathing) such as wafer board, plywood, or wood planks. No attempt should be made to alter the joist or truss structures of the flooring system without evaluation by a structural expert.

In many cases, older homes can benefit from seismic upgrades.

A seismic upgrade may be suggested but is not a mandatory requirement. (With the exception of seismic strapping of newer water heaters, there is no state law requiring a seller to bring an older building into compliance with current earthquake resistance requirements). However, seismic improvements are prudent, and if done properly, can significantly limit structural damage in the event of a severe earthquake. Effective seismic upgrading consists of:

- Installing additional anchor bolts to adequately attach wood sills to the concrete foundation. This is only necessary when the existing bolts do not meet current building standards.
- Adding plywood sheets are known as shear panels nailed to the "cripple walls" to prevent the collapse of those walls when lateral seismic forces are exerted against the building. Cripple walls are short framed walls that extend from the top of the foundation to the base of the floor structure.
- Installing hold-down brackets to secure "cripple walls" to the anchor bolts. This ensures that the wall studs will not separate from the wood sills during a quake.

- Reinforcing post and beam connections with plywood gussets or T-straps to ensure against separation or displacement.
- In many buildings, the floor joists are installed directly on the sill plates, rather than on "cripple walls." In such cases, the second and third recommendations above do not apply. Instead, add tie-down brackets to ensure secure attachment of the floor structure to the wood sills.

We inspect and report the condition of the visible and readily accessible areas of a porch, balcony, and deck components attached to the home. This includes exterior decks, balconies, stairs, and handrails according to state standards. We inspect for the serviceability of the components as they appear in acceptable conditions and appear to function as intended given the age and type of home unless otherwise specified in this report. The observed components are viewed from ground level. WA State SOP considers areas beneath decks with less than five feet of clearance from the underside of the joists to grade are considered too low to enter or not accessible. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not inspect or evaluate subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath the beams. We do not inspect or evaluate areas that are not readily accessible due to obstructions, inadequate clearances, or have conditions that, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home. We do not move stored items or debris or perform excavation to gain access.

Inspection Limitations

Determining the presence or absence of environmental hazards is specifically excluded from home inspections by state and ASHI standards. Environmental hazards include, but are not limited to, fungi (mold and related organisms), Radon, asbestos, animals (including their nests and droppings), plants, noise, and other conditions that may be harmful or inconvenient. This exclusion applies whether the hazards are visible or concealed. We do not express a finding of the presence or absence of environmental hazards whether visible or concealed. We may report about environmental hazards, but doing so does not mean that we report all hazards, and doing so does not remove or change the environmental hazards exclusion.

Almost all buildings in this area have some level of fungal infestation, especially those on crawlspace foundations. Fungi are almost always present on materials in the crawlspace and inside HVAC ducts and equipment. Most people tolerate fungal infestations without significant adverse effects; however, some people are allergic or sensitive to fungi. We recommend evaluation of the home by a qualified industrial hygienist if you wish assurance about the presence or absence of fungi in the home.

Access Restrictions:

Item(s) that restricted visual inspection:

Wall/Ceiling Covering and Insulation Restrictions

NOTE: Slabs are not typically visible due to the carpet and floor coverings - all readily visible problems will be noted in the comments of inspection. Floor drains are NOT tested during the inspection.

Evidence of rodents such as mice and rats can be found in almost every structure regardless of how "tight" the structure may seem. This is typical and expected. The same holds true for bees and wasps. Inasmuch as it is virtually impossible to effectively seal a structure against entry, your inspection cannot guarantee that no such evidence exists, nor can it guarantee that rodents, bees, and/or wasps will not be found in or around the structure in the future.

Your inspection cannot guarantee there are no small cracks or voids in the structure which might provide entry points for rodents, bees, and wasps.

Be aware that a pest management professional who does a detailed inspection of the structure solely for rodents will identify conditions and entry points not documented in this report. It is recommended a pest company is called out for evaluation.