



1234 Main St.
STANWOOD Washington 98292

Buyer Name
06/18/2018 9:00AM



Inspector

Isaac McDowell

WASHI#2116

4254186804

isaac@reliancehomeinspection.net



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	4
1: INSPECTION DETAILS	5
2: ROOF	8
3: EXTERIOR	10
4: PLUMBING	15
5: WATER HEATER	16
6: ELECTRIC SERVICE	18
7: HEAT	21
8: KITCHEN	22
9: INTERIORS	23
10: BATHROOMS	24
11: GARAGE	26
12: ATTIC	28

It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

SUMMARY



MAINTENANCE/MONITOR



RECOMMENDATIONS

-  2.2.1 Roof - Gutters/drains: Gutter drains on roof
-  3.3.1 Exterior - Exterior issues: gable vent damage
-  3.3.2 Exterior - Exterior issues: Sealant Maintenance
-  3.3.3 Exterior - Exterior issues: Deck Sealant
-  3.3.4 Exterior - Exterior issues: Deck Board Damage
-  3.3.5 Exterior - Exterior issues: Deck Pickets
-  3.3.6 Exterior - Exterior issues: Dryer vent cleaning
-  3.5.1 Exterior - Windows and Door: Failed Seal
-  5.1.1 Water Heater - Water Heater: Pan missing same Elevation
-  5.1.2 Water Heater - Water Heater: Near life expectancy
-  6.3.1 Electric Service - Outlets, Switches, Lights : Bedroom Outlet
-  6.3.2 Electric Service - Outlets, Switches, Lights : Light above shower not working
-  6.3.3 Electric Service - Outlets, Switches, Lights : Closet Light Out
-  9.4.1 Interiors - Windows and Door: Window-screen holes/tears
-  9.4.2 Interiors - Windows and Door: Door Latch Damaged
-  10.1.1 Bathrooms - Bathub: Clogged or Drains slowly
-  10.7.1 Bathrooms - Sink/countertop: Sink Drains Slow
-  10.8.1 Bathrooms - Toilets: Loose
-  11.4.1 Garage - Vehicle door: Weather strip deteriorated

1: INSPECTION DETAILS

Information

Ground Condition

Dry

Present at time of the inspection

Client, Clients Agent

Property Occupancy

Yes

Temperature

55 Fahrenheit

Weather Condition

Clear

Rain in the last few days

Yes

Structure Details: Structures Inspected

House, Attached Garage

Structure Details: Type of Structure

Single Family

Structure Details: Foundation Type

Slab

Structure Details: Utilities

All Utilities on

The following items have been excluded from the inspection.

Private septic system, Sport court, Tree House

What Really Matters In A Home Inspection

WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home!

We understand the process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be

asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, recommendations for maintenance and repairs, along with what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming.

What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards.

No home is perfect. Keep things in perspective. Don't kill your deal over things that don't matter. We are here to help any way we can. If you have questions, please call us. We also want to encourage you to review this report with your agent, and trust there professional opinions as well. We are all here to work together, and help you get moved into your new home!

Below you will find a little more detailed information on how to read and understand the report.

Thank you for letting us help you, and congratulations on your new home!

Overview/How To Read The Report

Thank you for choosing Reliance Home Inspections, LLC for your Home Inspection! The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards. The Inspection is not Pass/Fail A property does not "Pass" or "Fail" a General Home inspection. Please feel free to contact me with any questions about either the report or the property.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision. Read the Report Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information. There is important information about home maintenance, materials used in the construction of this home, and appliance use and maintenance that should be read to gain an understanding of how to care for your home.

The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive to complete. Repairs, Evaluations and Corrections For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when unqualified workmen complete the work.

We're Here to Help! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

I = Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home

NI = Not Inspected. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. This indicates that an action is recommended.

For Agents Viewing the summary may be a more efficient use of your time! On the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from. Thank you for all the hard work that you put into this transaction! We appreciate all your hard work into this deal!

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes Informational data on various components of the home, Limitations that affected the ability to inspect certain items/areas, and Recommendations for items that require immediate or future attention. Observations and Recommendations are organized into three categories by level of severity:

1) Minor/Maintenance Issues - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace.

This is meant to be an Honest, Impartial, Third-Party assessment. I am always more than happy to discuss anything in more detail. We're Here to Help! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

Limitations

Structure Details

OCCUPIED

Some areas and items at this property were obscured by furniture, stored items, or debris. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

2: ROOF

		R	NP	NI	IN
2.1	General				X
2.2	Gutters/drains	X			X
2.3	Flashing/Vents				X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

General: Roof Type

Gable

General: Roof covering

Asphalt/Fiberglass Shingles

General: Estimated roof

age(main)

11 years

General: Roof Drainage

Gutter system

General: Roof Inspection method

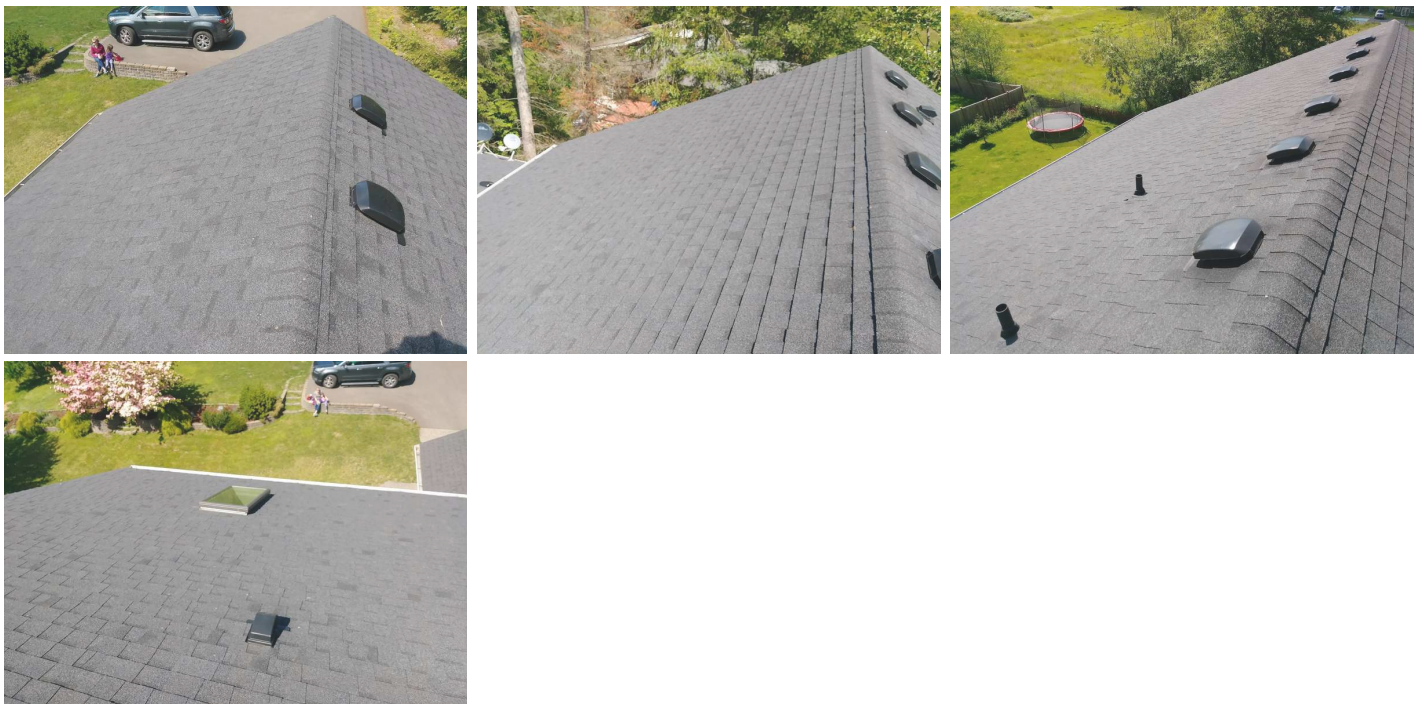
Traversed, Viewed from eaves with ladder

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

General: Roof Pictures

General Pictures of the Roof



Recommendations

2.2.1 Gutters/drains

**GUTTER DRAINS ON ROOF**

One or more downspouts terminated above a roof surface, and concentrated rainwater from the downspouts washes over the roof surface below. This is a common configuration, but in some cases large quantities of rainwater can damage shingles by removing granules and reduce the life of the roof surface. I recommend installing extensions to route the rainwater directly to the closest gutter below to prevent such damage to the roofing material.

Recommendation

Contact a qualified professional.



Preferred Installation Method

3: EXTERIOR

		R	NP	NI	IN
3.1	General				X
3.2	Driveway, Walkway, Patio				X
3.3	Exterior issues				X
3.4	Electrical				X
3.5	Windows and Door				X
3.6	Soffit and Fascia				X
3.7	Gutters and Flashing				X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

General: Foundation Material

Concrete

General: Exterior wall structure

wood Frame

General: Wall Covering

Wood Shingles, Cement Board Siding

General: Driveway Material

Concrete

General: Exterior doors

Metal w/Window

General: Fencing

Wood

General: Garage Door Material

Metal

General: Sidewalk/Patio Material

Concrete

General: Vehicle Parking

Attached Garage, Driveway

Limitations

Exterior issues

EXTERIOR WALLS OBSCURED

Exterior wall sections were obscured by *vegetation / stored items / debris* and couldn't be fully evaluated. They are excluded from this inspection. On the left side of the house.



Recommendations

3.3.1 Exterior issues

GABLE VENT DAMAGE



One gable vent on the left of the house was damaged. Their purpose is to allow air into the attic, and keep out birds, rodents and bugs. The screen on one of the gable vent appears to be damaged and birds have built a nest in the attic space. I recommend the nest is removed/cleaned from the attic, and new screen is installed over the gable vent.

Recommendation

Contact a qualified professional.



3.3.2 Exterior issues

SEALANT MAINTENANCE

 Maintenance/Monitor

Some of the caulking in various places around the exterior need to be sealed. Around windows, doors, siding seams, siding meets trim, etc...I recommend that these areas are re-sealed to prevent any potential moisture intrusion issues.

Recommendation

Contact a qualified professional.





3.3.3 Exterior issues

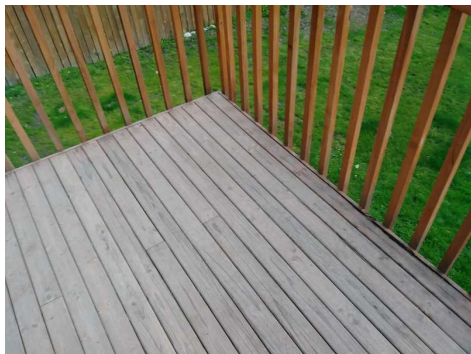
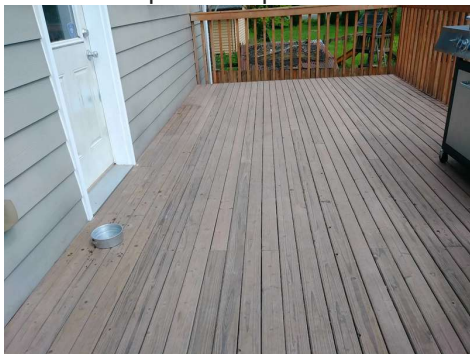
 Maintenance/Monitor

DECK SEALANT

The deck is staining/water sealing is faded. It is important to keep the deck stained/water sealed to prevent decking from decay. Decking wears out not only from rain, but also from UV rays. A good quality stain will help extend the life of the deck and protect it from the weather. I recommend the deck is stained/water sealed.

Recommendation

Contact a qualified professional.



3.3.4 Exterior issues

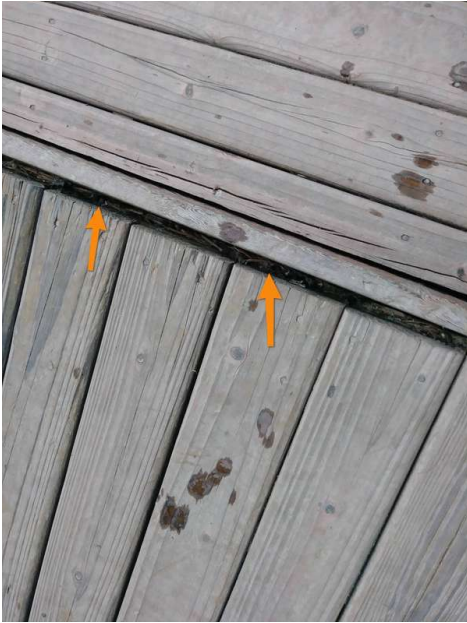
 Recommendations

DECK BOARD DAMAGE

Several deck boards were starting to show some signs of wear/decay. It is recommended these are repaired and replaced before staining or water sealing the deck

Recommendation

Contact a qualified professional.



Debris is filled in-between the deck and fascia board.



3.3.5 Exterior issues

 Recommendations

DECK PICKETS

A couple of the deck pickets as you come down the stairs have come loose. I recommend these are re-secured for child safety.

Recommendation

Contact a qualified professional.



3.3.6 Exterior issues

 Maintenance/Monitor

DRYER VENT CLEANING

I recommend the dryer vent is cleaned on an annual basis. This is good maintenance for the house and the dryer. A clogged dryer vent can lead to dryer failure an extended dry times.

Recommendation

Contact a qualified professional.



3.5.1 Windows and Door

 Recommendations**FAILED SEAL**

One window overlooking the back deck had a failed seal. I was informed during the inspection that the window was on order and is being replaced. This is an informational comment. Verify the window pane replacement is completed.

Recommendation

Contact a qualified professional.



4: PLUMBING

		R	NP	NI	IN
4.1	General				X
4.2	Supply Lines				X
4.3	Drain and Waste				X
4.4	Main Water				X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

General: Location of main fuel shut off

Gas Meter

General: Service Pipe to house

Not Visible

General: Interior Supply piping

Copper

General: Drain Pipe

Abs

General: Vent Pipe

Abs

General: Waste Pipe

Abs

General: Plumbing In Walls

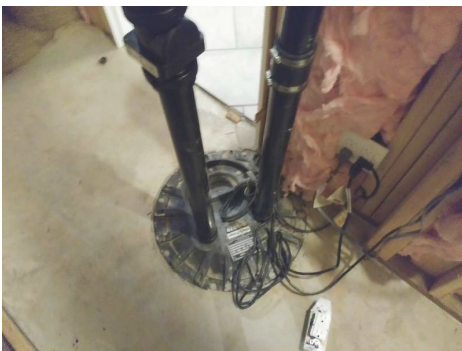
As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors. Where the supply piping was noted, it was found to be copper and pex. These are excellent water piping materials with an indefinite lifespan.

Drain and Waste: Inspect, Pump Septic

Septic tank was inspected while our inspection was happening. We were informed during the inspection that the septic tank passed inspection.

Drain and Waste: Pump station

There is a pump station located in the basement of the home. Upon inspection everything seemed to be in working order. A buzzer alarm has been installed. In the event the alarm goes off, shut down the pump and contact the septic company for repairs.



5: WATER HEATER

		R	NP	NI	IN
5.1	Water Heater	X			X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

Water Heater: Estimated Age

11 Years

Water Heater: Energy Source

Electric

Water Heater: Manufacturer

Bradford White

Water Heater: Location

Understairs

Water Heater: Water Temperature

130 Degrees

Water Heater: Capacity

50

Water Heater: Type

Tank

Water Heater: Pictures of Unit



Recommendations

5.1.1 Water Heater



PAN MISSING SAME ELEVATION

A water heater is installed at the same elevation as the finished living spaces and has no catch pan and drain installed. Recommend having a qualified contractor install a catch pan and drain to prevent water damage to finished interior spaces if/when the water heater develops a leak or is drained.

Recommendation

Contact a qualified plumbing contractor.



5.1.2 Water Heater

 Maintenance/Monitor

NEAR LIFE EXPECTANCY

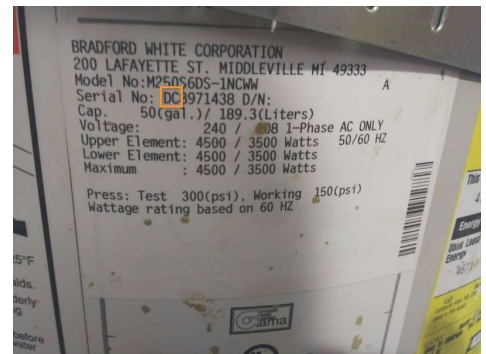
The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age and may need replacing in the near future. Recommend budgeting for a replacement in the near future. Everything was functional at the time of inspection and in good working order. The hot water tank was manufactured in 2007 making it about 11 years old.

Here is a link to showing the age. On these tanks it is done by the first 2 letters of the serial number. DC on this tank.

<http://www.bradfordwhite.com/find-your-model-and-serial-number>

Recommendation

Contact a qualified plumbing contractor.



6: ELECTRIC SERVICE

		R	NP	NI	IN
6.1	Electric Panel				X
6.2	Sub-Panel				X
6.3	Outlets, Switches, Lights				X
6.4	Branch Wiring				X
6.5	Circuit Breakers				X
6.6	Meter				X
6.7	Service Wires				X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

Electric Panel: Amperage

200

Electric Panel: Panel Manufacturer

Square D

Electric Panel: Protection Breakers

Electric Panel: Service Type

Underground

Electric Panel: Service Voltage

120/240

Electric Panel: Branch Wiring

Aluminum multi-strand

Electric Panel: Location of Main Disconnect

Top of Panel

Electric Panel: Service Conductor

Multi-strain Aluminum

Electric Panel: System Grounding

Concrete encased electrode

Electric Panel: Location of Main Panel

Garage

Sub-Panel: Panel Location

Basement

Sub-Panel: Panel Manufacturer

Sylvania

Sub-Panel: Protection

Breakers

Sub-Panel: Branch Wiring

Copper

Sub-Panel: Service Conductor

Multi-strain Aluminum

Electric Panel: Panel pictures

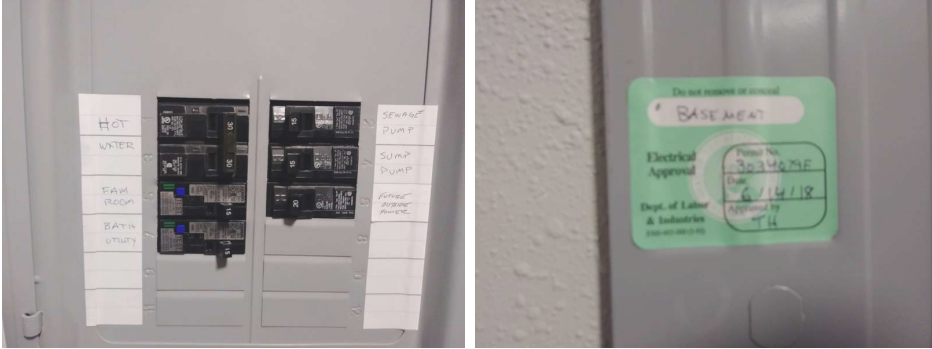


Electric Panel: Positive Attributes

The size of the electrical service is sufficient for the typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

Sub-Panel: Pictures of panel

Sub-panel in the basement just had Labor and Industries electrical approval done on 6/14/18.



Recommendations

6.3.1 Outlets, Switches, Lights

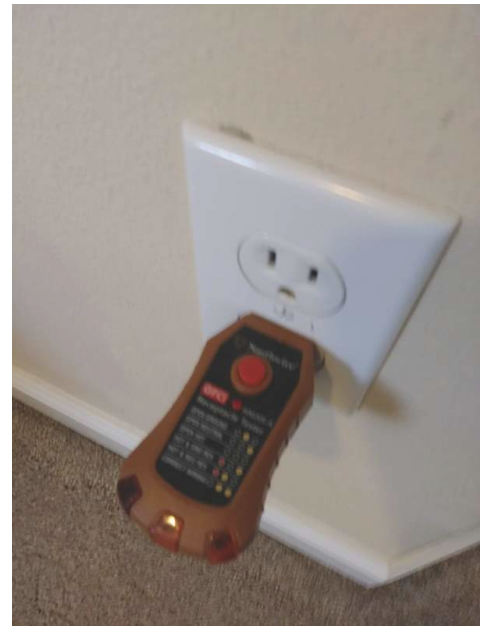


BEDROOM OUTLET

One bedroom outlet was not working on my tester. The bedroom to the left at the top of the stairs. The outlet is to the left as you walk in the door. I recommend this outlet is diagnosed and repaired/replaced by a electrical contractor.

Recommendation

Contact a qualified professional.



6.3.2 Outlets, Switches, Lights

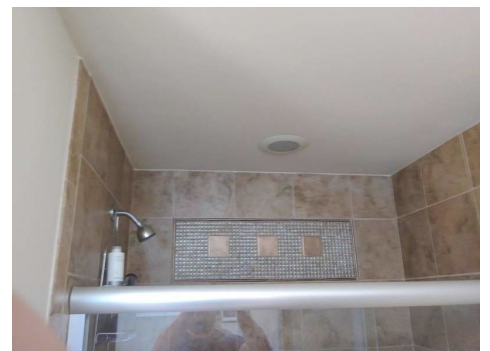


LIGHT ABOVE SHOWER NOT WORKING

Light above the shower I could not get to turn on with any switches. It may just need to have a bulb/LED replaced. I recommend replacing the bulb and verify the light fixture is working.

Recommendation

Contact a qualified professional.



6.3.3 Outlets, Switches, Lights

CLOSET LIGHT OUT

Light in one of the closets was not working. More than likely just needs a new bulb. I recommend replacing the bulb and verifying the light fixture is working.

Recommendation

Contact a qualified professional.



8: KITCHEN

		R	NP	NI	IN
8.1	Cabinets				X
8.2	Countertops-Backsplash				X
8.3	Electrical				X
8.4	Flooring				X
8.5	Sink				X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

Sink: below sink pictures



9: INTERIORS

		R	NP	NI	IN
9.1	Electrical				X
9.2	Floors, Walls, Ceilings				X
9.3	Smoke and CO alarms				X
9.4	Windows and Door	X			X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

Floors, Walls, Ceilings: Wall material/covering

Drywall

Smoke and CO alarms: Smoke Alarms Present

Yes

Recommendations

9.4.1 Windows and Door

 Maintenance/Monitor

WINDOW-SCREEN HOLES/TEARS

Screen(s) in one or more windows are torn or have holes in them. Screens should be replaced where necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Hole in the window screen

9.4.2 Windows and Door

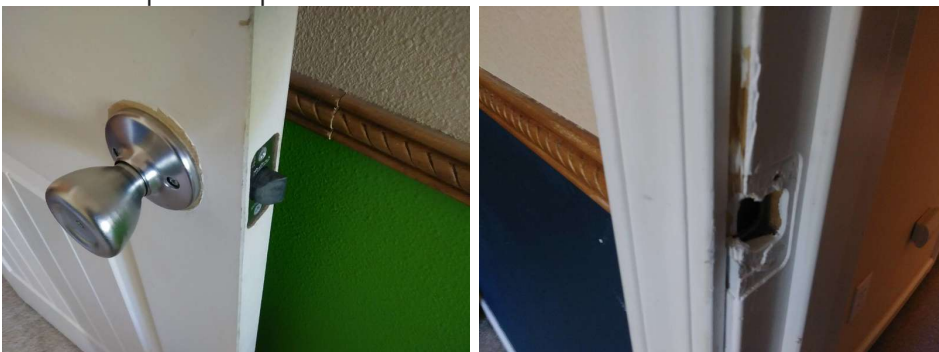
 Recommendations

DOOR LATCH DAMAGED

One of the bedroom door latches was damaged and prevent the door from closing/latching. I recommend repairs are made so the door can latch properly when closed.

Recommendation

Contact a qualified professional.



10: BATHROOMS

		R	NP	NI	IN
10.1	Bathub	X			X
10.2	Cabinets				X
10.3	Electrical				X
10.4	Exhaust Fan				X
10.5	Flooring				X
10.6	Shower				X
10.7	Sink/countertop	X			X
10.8	Toilets	X			X
10.9	Wall				X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

Toilets: Tested and Working

Toilets were tested and working at the time of inspection

Recommendations

10.1.1 Bathub

 Maintenance/Monitor

CLOGGED OR DRAINS SLOWLY

The master bathroom tub appeared to be draining a little slower than normal. Drain speeds can vary from house to house slightly depending on drain installation and design. I recommend making sure the drain is clear and free from all hair/clogs and see if the drain speed improves.

Recommendation

Contact a qualified plumbing contractor.

10.7.1 Sink/countertop

 Recommendations

SINK DRAINS SLOW

The master bathroom sink was clogged and draining very slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

Recommendation

Contact a qualified plumbing contractor.



10.8.1 Toilets

 Recommendations**LOOSE**

One toilet was loose during inspection. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



11: GARAGE

		R	NP	NI	IN
11.1	Interior-Exterior doors-Windows				X
11.2	Electrical				X
11.3	Floors, walls, Ceiling				X
11.4	Vehicle door				X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension. Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx)

Limitations

Floors, walls, Ceiling

ITEMS PERIMETER

There were items around the perimeter walls of the garage. Because of this areas of the walls (especially the base) can not be evaluated. The garage walls should be checked on the walk through or upon taking ownership.

Recommendations

11.4.1 Vehicle door

WEATHER STRIP DETERIORATED



Weatherstrip at the sides vehicle door is damaged and/or deteriorated. It should be replaced where necessary to prevent intrusion of the exterior elements.

Recommendation

Contact a qualified garage door contractor.



12: ATTIC

		R	NP	NI	IN
12.1	General				X
12.2	Attic Hatch				X
12.3	Electrical				X
12.4	Insulation				X
12.5	Ventilation				X

R = Recommendations NP = Not Present NI = Not Inspected IN = Inspected

Information

General: Ceiling Structure

Trusses

General: Inspection Method

Viewed from access, Traversed

General: Insulation Depth

18" deep.

General: Insulation Material

Fiberglass loose

General: Roof Structure

Trusses