



NORTHBANK HOME INSPECTION

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<http://northbankhomeinspection.com/>



RESIDENTIAL REPORT

1234 Main St.
Vancouver, WA 98663

Buyer Name

07/12/2019 9:00AM



Inspector
Will Graff

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Agent

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1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Home inspector

Occupancy

Occupied

Style

Multi-level

Type of Building

Single Family

Year built

1990

Square Footage

2158 sq.ft.

Left Side Elevation

Left Side



Right Side Elevation

Right Side



Back Elevation

Back



Weather Conditions

Cloudy, Recent Rain

Temperature (approximate)

60 Fahrenheit (F)

Permits and Property Information -- Clark County

The Clark County Assessor's Office maintains publicly accessible property records including permits, tax assessments, property information, and other details.

[Click here to view the Clark County Assessor's records for this property.](#)

**All records for this property may not be available online. Contact the Clark County Assessor's Office for more information: (360) 397-2391.*

About This Report

IMPORTANT: Please familiarize yourself with the Standards-of-Practice for home inspections and read the Inspection agreement for limitations.

A home inspection is visual and not destructive

You have contracted with Northbank Home Inspection to perform a generalist inspection in accordance with the Washington State Standards of Practice, which are attached to this report and also provided with each report section. This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls, under floor coverings, or which have been concealed from view by paint, personal items, or wall coverings.

Northbank Home Inspection inspects properties in accordance with the Standards of Practice of Washington state and our Inspection Agreement. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

This report is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are

likely to have some differing opinions. You are welcome to seek opinions from other professionals.

Scope of this inspection

A home inspection is limited in scope and lower in cost than many individual inspections. Client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality, among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems which exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature, and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

Environmental Testing

A standard home inspection does not include mold, air, contaminate, radon, asbestos, lead, drug residue or other sampling unless otherwise agreed to. Northbank Home Inspection provides radon and mold testing services for an additional fee. DO NOT RELY ON THIS REPORT FOR IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. NORTHBANK HOME INSPECTION SPECIFICALLY DISCLAIMS ANY MOLD-RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.

Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence or absence of a mold-like substance, fungi, growth, or conditions which may lead to mold problems on the main structure of the house. Air-quality samples and lab analysis can be conducted for an additional fee. Additionally, Northbank Home Inspection is licensed to perform a structural pest inspection and will report on conducive conditions for wood-destroying organisms i.e. carpenter ants, termites, and wood rot when present.

Client is responsible for obtaining estimates for any items noted in the report that require further evaluation or repair. The inspector cannot know what expense would be considered significant by client, as everyone's budget is different. It is client's responsibility to obtain quotations prior to the end of the contingency period. CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT. It is client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

How to read this report

The report is categorized into three categories: "Safety/Immediate Attention," "General Repair," and "Maintenance/Monitor" items. "Safety/Immediate Attention" items denote safety issues, such as fire hazards or serious environmental concerns, and major structure issues, such as roof leaks and failing foundations. The "General Repair" category denotes items that should be considered for repair as soon as possible. These items typically include safety issues and defects that may contribute to additional damage that could dramatically impact the health of the home or cause/contribute to significant damage to components within the home. The "Maintenance/Monitor" category includes less significant damages, best building practices, items that relate to common age issues, and normal homeowner maintenance items. All items within the report should be considered for repair or improvement.

Comments within the report contain location tags. The locations are oriented from the perspective of looking at the front of the building, i.e. left side indicates the left side of the building when one is looking at it from the front.

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations nor are recorded conversations permitted. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report, or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

When a "Repair or Replace" action is indicated, you should consider having a licensed expert in that field perform a further evaluation of that entire system. For example, if a failed window is noted in the report, this may indicate that other windows may have failed. All windows should be checked BEFORE THE END OF YOUR CONTINGENCY PERIOD.

Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included with the report.

If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas, but at all instances of the defect

(such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

Due to personal items such as towels, clothing, hygiene and/or cleaning products, a full evaluation of the cabinets and closets may not be made. I recommend you carefully inspect the cabinets and closets prior to close of escrow. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.

Client's duty

Client agrees to read the entire written report when it is received and promptly call Northbank Home Inspection with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Clients purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

This report meets or exceeds the Washington State Standards of Practice.

This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if, in fact, modifications exist and if they were performed with or without permits.

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND THE TERMS AND CONDITIONS OF THE CONTRACT.

"How much does it cost to replace?"

This is a home inspection question that I often get asked. Here is a good reference source for estimating costs for home repairs and services. Find the service you need and enter the zip code. It will give you a price range. Let me know if you find this helpful in your Real Estate transactions. <http://www.homewyse.com/sitemap.html>

2: ROOF

Information

Inspection Method

Walked, Ladder, Roof



Roof Type/Style

Gable

Coverings: Material

Asphalt, Architectural



Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

Chimneys, Skylights, & Other Roof Penetrations: Chimney



Coverings: Roof coverings

Roof coverings were observed by ladder and walking portions of the roof.



Chimneys, Skylights, & Other Roof Penetrations: Plumbing vents

Plumbing vent boots typically need to be replaced every 10-15 years. Recommend monitoring for deterioration, cracks in the vent boot, and leaks.



Chimneys, Skylights, & Other Roof Penetrations: Skylight(s)



Recommendations

2.1.1 Coverings

MULTIPLE LAYERS OF SHINGLES

ROOF

More than one layer of asphalt shingles was observed. This new layer of shingles may not last as long as single, new layer and it could void any warranty that came with the new shingles. Additionally, the original underlayment may fail before the latest layer. Recommend monitoring.

Recommendation

Contact a qualified roofing professional.



Maintenance/Monitor Item



2.1.2 Coverings

MOSS

ROOF

Moss was observed growing on portions of the roof. Moss can accelerate the deterioration of roof covering materials, lift shingles and lead to moisture intrusion. Leaks may result. Additionally, moss is a conducive condition for wood-destroying organisms. Recommend removal with a product such as, Moss Out, applied seasonally. Do not remove with a pressure washer, as this will dramatically shorten the life expectancy of the roof.

Here's a [helpful article on roof moss](#).

Recommendation

Contact a qualified professional.



Maintenance/Monitor Item



2.1.3 Coverings

COVERINGS DARKENED

NEAR ROOF VENTS

Roof covering showed signs of darkening around roof vents. This is cosmetic and typically the result of excessive attic heat. Attic heat is largely driven by the color of the roof coverings - darker absorbs heat; lighter reflects heat. Recommend monitoring and evaluation by a qualified roofing contractor, if necessary.

Recommendation

Recommend monitoring.



Maintenance/Monitor Item



2.2.1 Roof Drainage Systems

DEBRIS

BACK ROOF

Debris has accumulated in the gutters. Clogged gutters can overflow and cause water to drain near the foundation, increasing the chance of siding and foundation damage. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



Maintenance/Monitor Item



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

FRONT PORCH



Maintenance/Monitor Item

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural damage from soil movement. Recommend a qualified professional adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.2.3 Roof Drainage Systems

UNDERGROUND STORM DRAINS

MULTIPLE LOCATIONS

The roof drainage systems are connected to drains underground and I cannot verify if the discharge is an appropriate distance away from the foundation or if the drain lines are compromised. The minimum distance water should be diverted away from the foundation is 6 feet. Recommend monitoring.

Recommendation

Contact a qualified general contractor.

 Maintenance/Monitor Item



2.3.1 Flashings

MISSING DRIP AND RAKE EDGE FLASHING

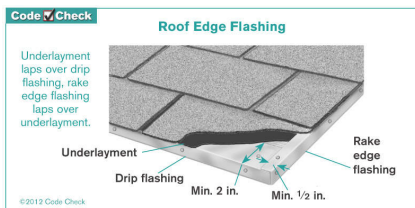
ALL

Adequate drip and rake edge flashings were not installed at the time of inspection. These flashings help shed water and protect fascia and trim from water damage. Recommend a qualified roofing professional repair.

Recommendation

Contact a qualified roofing professional.

 Maintenance/Monitor Item



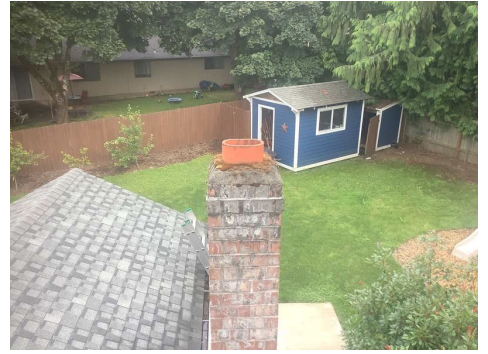
2.4.1 Chimneys, Skylights, & Other Roof Penetrations

 General Repair Item

CHIMNEY CAP MISSING

CHIMNEY

No chimney cap was observed. This is important to protect from moisture intrusion, pests, and protect the chimney. Additionally, the chimney should be equipped with a spark arrestor, which protects against errant fireplace embers that may start fires after drifting out of the chimney. Recommend a qualified roofer or chimney expert install.



[Read more about chimney caps and crowns here.](#)

Recommendation

Contact a qualified roofing professional.

2.4.2 Chimneys, Skylights, & Other Roof Penetrations

 Immediate Attention / Safety Item

PLUMBING VENT COMPRESSED

BACK RIGHT ABOVE GARAGE, BACK UPPER ROOF

Plumbing vent and boot is installed in a substandard manner -- the gasket is compressed. This could create gaps that can allow moisture to enter or lead to gasket damage. Recommend a qualified contractor repair.

Recommendation

Contact a qualified roofing professional.



2.4.3 Chimneys, Skylights, & Other Roof Penetrations

 Maintenance/Monitor Item

CHIMNEY NEEDS MAINTENANCE

CHIMNEY

The chimney is in need of maintenance -- moss and cracks were observed. If not maintained, additional deterioration may result, which could lead to leaks. Recommend a qualified contractor repaired.

Recommendation

Contact a qualified chimney contractor.



3: EXTERIOR

Information

Inspection Method

Attic Access, Crawlspace Access, Visual

Siding, Flashing & Trim: Siding Material

Grooved plywood, Fiber Cement

Walkways, Patios & Driveways:

Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Covered patio

Fence: Wood fence



Fence: Chain link



Siding, Flashing & Trim: Siding Style

Shiplap, Panels



Exterior Doors: Exterior Entry Door(s)

Wood, Fiberglass, Glass



Decks, Balconies, Porches & Steps: Material

Concrete, Tile



Additional building: Shed



Limitations

Additional building

SHED/SHOP

A shed or shop was observed on the property, but was not inspected because it is outside the scope of this inspection.

Recommendations

3.1.1 Siding, Flashing & Trim

SEALANT DETERIORATED

FRONT

The siding sealant is deteriorated in one or more areas. This can allow water intrusion, which could lead to underlying wall component damage. Recommend a qualified contractor repair sealant or install flashing in these areas.

Recommendation

Contact a qualified siding specialist.



Maintenance/Monitor Item



3.1.2 Siding, Flashing & Trim

MISSING FLASHING

FIXTURES, BACK PATIO

 Maintenance/Monitor Item

Flashing is not installed where its needed. This can allow water to damage the siding, windows, fixtures, or other components, and lead to multiple issues, including rot of wooden components. Appropriate flashings can help extend the life of building components. Recommend a qualified contractor install flashing where needed.

Recommendation

Contact a qualified siding specialist.



3.1.3 Siding, Flashing & Trim

TRIM NEEDS PAINTING

BACK LOWER ROOF

 Maintenance/Monitor Item

Trim around the home has deteriorated paint. This can expose it to water damage, which can lead to rot. Recommend a qualified painter paint trim around the home.

Recommendation

Contact a qualified painting contractor.



3.1.4 Siding, Flashing & Trim

VEGETATION

LEFT SIDE

 Maintenance/Monitor Item

Vegetation was in contact with the exterior siding. This condition allows moisture to wick into wooden components or beneath siding, which may lead to moisture damage to structural members behind the siding in time. Additionally, it also provides an avenue into the home for wood-destroying organisms. Recommend trimming or removing vegetation in contact with the siding by a qualified and licensed landscaper.

Recommendation

Contact a qualified landscaping contractor



3.1.5 Siding, Flashing & Trim

WINDOW EXTERIOR SEAL CRACK

MULTIPLE LOCATIONS

 Maintenance/Monitor Item

The sealant around the windows in one or more areas is cracked or deteriorated. This can lead to moisture intrusion. Recommend a qualified contractor repair.

Recommendation

Contact a qualified handyman.



3.1.6 Siding, Flashing & Trim

WINDOW/DOOR HEAD FLASHING

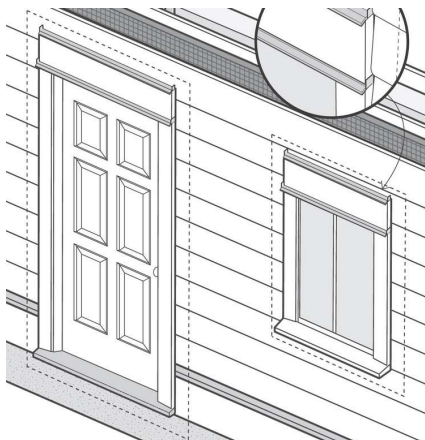
WINDOWS, SIDE GARAGE DOOR

 Maintenance/Monitor Item

Windows and/or doors in one or more areas are missing flashing. This can lead to water intrusion and damage if exterior seals fail. Windows and doors should have flashing installed above them to help shed water. This is a modern building standard. Recommend monitoring and maintaining sealant or installation of flashing by a qualified contractor if needed.

Recommendation

Contact a qualified siding specialist.



Window flashing detail



3.1.7 Siding, Flashing & Trim

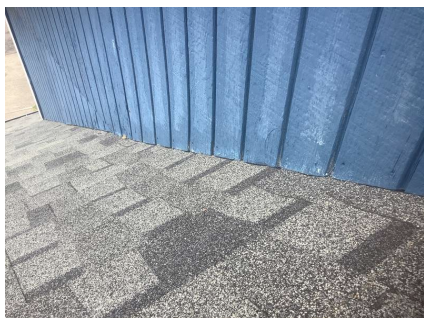
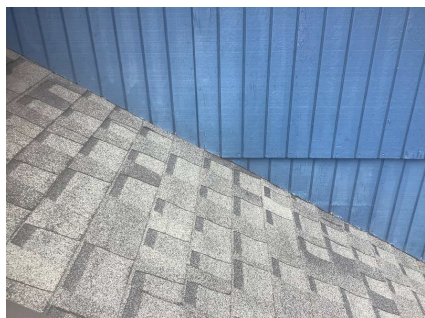
SIDING ROOF CLEARANCE

 Maintenance/Monitor Item

Siding is near or touching roof coverings. Without a larger clearance, rain water can wick up into siding and cause damage. This may lead to siding deterioration and rot. Recommend a qualified contractor repair.

Recommendation

Contact a qualified siding specialist.



3.1.8 Siding, Flashing & Trim

 Maintenance/Monitor Item

SIDING/TRIM GAPS

BACK PATIO

Gaps in the siding and trim were observed. This can allow moisture and pest intrusion. Gaps should be sealed appropriately with sealant or flashing. Recommend a qualified contractor repair.

Recommendation

Contact a qualified handyman.



3.1.9 Siding, Flashing & Trim

 Maintenance/Monitor Item

SIDING PENETRATION NOT SEALED

BACK HOSE BIB

Siding penetrations are not sealed or flashed properly in one or more areas. This can lead to water intrusion, which can potentially cause damage, including rot, of siding and framing components. Recommend a qualified contractor repair with appropriate sealant and/or flashing.

Recommendation

Contact a qualified siding specialist.



3.1.10 Siding, Flashing & Trim

 Maintenance/Monitor Item

TRIM GROUND CLEARANCE

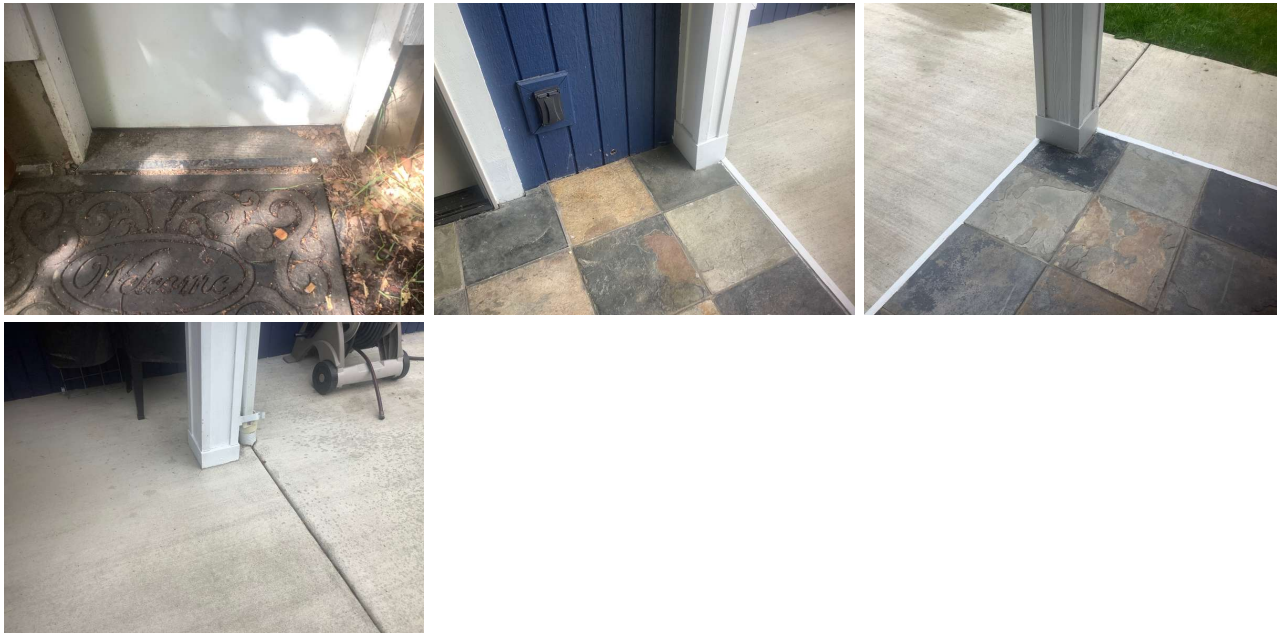
FRONT POSTS, GARAGE DOOR, SIDE GARAGE DOOR, BACK PATIO

Trim in one or more areas does not have enough clearance from the ground. Trim should be a minimum of 1-2 inches above hardscape, ie concrete, or 6-8 inches above soil to prevent water wicking up into the trim and causing damaged. Recommend a qualified contractor repair.

Recommendation

Contact a qualified handyman.





3.2.1 Exterior Doors


PET DOOR INADEQUATE

BACK LIVING ROOM

The pest door does not appear to be equipped with a weather door. This can be a significant source of energy loss. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a handyman or DIY project

 Maintenance/Monitor Item



3.2.2 Exterior Doors

DOOR NEEDS ADJUSTMENT

SIDE GARAGE DOOR

An exterior door and trim are not properly aligned and need adjustment - the door does not close and gaps near the trim are present. Recommend a qualified millworks contractor repair.

Recommendation

Contact a qualified door repair/installation contractor.

 General Repair Item



3.3.1 Walkways, Patios & Driveways

 Maintenance/Monitor Item

DRIVEWAY CRACKING

DRIVEWAY

Cracks were observed in the driveway. These cracks are typical of settling concrete of this age. Recommend monitoring for widening cracks this -- could indicate more serious soil movement -- and patch or seal, if needed, by a qualified contractor.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

 Maintenance/Monitor Item

WALKWAY CRACKING - LARGE

FRONT RIGHT

Large cracks and damage were observed on portions of the exterior walkways. These cracks could be related to inadequate site drainage in this area, which can lead to settling and damage. Recommend concrete contractor evaluate and correct to prevent trip hazard and preserve appearance.

Recommendation

Contact a qualified concrete contractor.



3.4.1 Decks, Balconies, Porches & Steps

 Maintenance/Monitor Item

GRASPABLE HANDRAIL

FRONT EXTERIOR STAIRS

One or more exterior stairways do not have a graspable handrail. Stairways having four or more risers or rising more than 30 inches (76 cm), whichever is less, should be equipped with a graspable handrail, according to Washington state guidelines. Recommend installation of appropriate railing by a qualified contractor. Consider your own needs and safety requirements when deciding whether upgrading to these modern standards is necessary for your family.



Recommendation

Contact a qualified general contractor.

3.4.2 Decks, Balconies, Porches & Steps

 Maintenance/Monitor Item

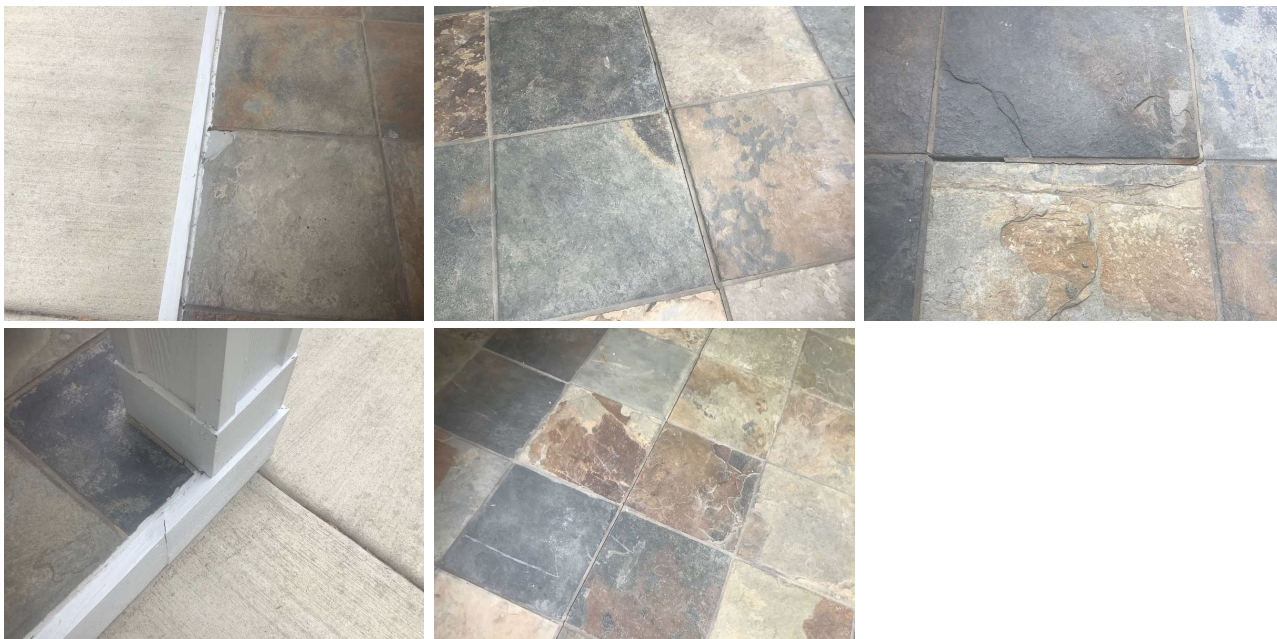
TILE NEEDS MAINTENACE

BACK PATIO

Exterior tile and grout is damaged and in need of repair. Deteriorated grout and cracked tiles can allow moisture beneath the tile, which can lead to further damage. Recommend a qualified tile contractor evaluate and repair.

Recommendation

Contact a qualified tile contractor



3.5.1 Eaves, Soffits & Fascia

 Maintenance/Monitor Item

FASCIA PAINT DETERIORATED

MULTIPLE LOCATIONS

Fascia paint is deteriorated. Deteriorated paint can allow fascia to become damaged and susceptible to rot. Recommend a qualified contractor repair.

Recommendation

Contact a qualified painting contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls



Maintenance/Monitor Item

TREE OVERHANG

RIGHT SIDE

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage from clogged gutters. Additionally, tree overhang can allow access to the roof for pests. Recommend a qualified tree service trim as needed.

Recommendation

Contact a qualified tree service company.



3.8.1 Fence



Maintenance/Monitor Item

GATE SAGGING

BACKYARD

Gate is sagging. This can affect its function. Recommend a qualified contractor install tension device to repair.

[Heres a helpful link on repairing a sagging gate.](#)

Recommendation

Contact a handyman or DIY project



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Attic Access, Crawlspace Access, Visual

Foundation: Material

Concrete

Basements & Crawlspaces: Flooring Insulation

Fiberglass



Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Plank

Floor Structure: Basement/Crawlspace Floor

Dirt



Roof Structure & Attic: Material

Plywood

Roof Structure & Attic: Type

Gable



Basements & Crawspaces: Crawlspace and/or basement

Crawlspace and/or basement was accessed for the inspection.



Basements & Crawspaces: Crawlspace fumigation

Crawlspace

Fumigation products were observed in the crawlspace. These are designed to kill bugs. No active infestation of insects were observed at the time of inspection.



Roof Structure & Attic: Attic

Attic access.



Recommendations

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

NEAR CONDENSING UNIT, NEAR CRAWLSPACE ACCESS

Minor cracking was noted at the foundation. This is common as concrete ages -- shrinkage surface cracks are normal. Cracks should not exceed more than 1/4 inch in width, which may indicate more significant settling. Recommend monitoring for more serious shifting/displacement and having a qualified contractor seal cracks to prevent moisture intrusion.

[Here is an article](#) on identifying common issues with minor and serious foundation cracks.

Recommendation

Recommend monitoring.



Maintenance/Monitor Item



4.1.2 Foundation

EFFLORESCENCE

LEFT SIDE, BACK



Maintenance/Monitor Item

Efflorescence (white salt staining) on concrete wall indicates moisture is in contact with the foundation, which is typically caused by poor site drainage. Recommend ensuring the gutters and the downspout drain lines are functioning properly and the grading slopes away from the home appropriately. Efflorescence should alert you to the possibility that future steps may be needed. Recommend monitoring and having a qualified contractor repair drainage or grading issues.

Recommendation

Contact a qualified general contractor.



4.1.3 Foundation

CHIPPING (SPALLING)

FRONT LEFT, RIGHT SIDE



Maintenance/Monitor Item

Chipping, or spalling, of the foundation was observed in areas around the home. Spalling can be caused by multiple effects, but water near the foundation is typically the most common source. This can be caused by inadequate site drainage that may allow water saturate the soil around the foundation, wick up the foundation, and freeze, leading to spalling. This underscores the importance of directing water away from the foundation. This can also be related to the concrete mixture when it was poured. Recommend monitoring and correcting drainage issues if needed.

Recommendation

Contact a qualified general contractor.



4.2.1 Basements & Crawlspaces

 Maintenance/Monitor Item

PESTS

CRAWLSPACE

Evidence of pests was observed in the crawlspace. Recommend removal of debris and evaluation, if necessary, by a qualified pest control professional.

Recommendation

Contact a qualified pest control specialist.



Paw prints

4.2.2 Basements & Crawlspaces

 Maintenance/Monitor Item

VARIOUS DEBRIS

CRAWLSPACE

Various debris was observed on the floor of the crawlspace, some of which could be a source of nutrients for wood-destroying organisms. Recommend removal of debris from crawlspace by a qualified professional.

Recommendation

Contact a qualified handyman.



4.2.3 Basements & Crawlspaces

 General Repair Item

DAMAGED INSULATION

CRAWLSPACE MULTIPLE LOCATIONS

Insulation is damaged in the crawlspace. This can lead to energy loss. Recommend a qualified insulation contractor repair.

Recommendation

Contact a qualified insulation contractor.



4.2.4 Basements & Crawlspaces



Maintenance/Monitor Item

WEATHERSTRIPPING - CRAWLSPACE HATCH INADEQUATE

CRAWLSPACE

The crawlspace hatch has missing or damaged weatherstripping. Weatherstripping helps improve energy efficiency. Recommend installation or repair of weatherstripping by a qualified contractor.

Recommendation

Contact a handyman or DIY project



4.3.1 Vapor Retarders (Crawlspace or Basement)



General Repair Item

VAPOR BARRIER DAMAGED/MISSING

CRAWLSPACE

The vapor barrier is damaged or missing in one or more areas. This can lead to moisture issues in the crawlspace and create conducive conditions for wood-destroying organisms. Additionally, a properly installed vapor barrier provides some protection from radon, a radioactive gas released from the soil that is common in many areas of the northwest. In elevated levels over extended periods of time, radon exposure can lead to lung cancer. I recommend a qualified contractor repair or replace vapor barrier.

[More information on radon.](#)

Recommendation

Contact a qualified insulation contractor.



4.4.1 Floor Structure

 Maintenance/Monitor Item

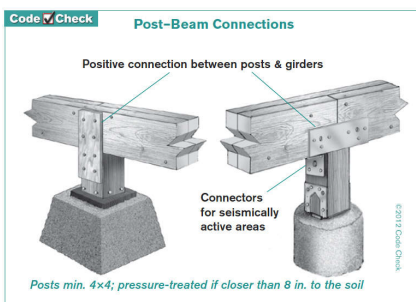
INADEQUATE FOOTER, POST, AND BEAM CONNECTIONS

CRAWLSPACE

Posts and beams in one or more areas do not have adequate connections. All post and beam connections should have positive connections using appropriate fasteners. These connections help bolster structural integrity and are especially important in seismically active areas. Recommend further evaluation and repair by qualified contractor.

Recommendation

Contact a qualified general contractor.



4.5.1 Roof Structure & Attic

 Immediate Attention / Safety Item

DISCOLORATION - POSSIBLE MOLD

GARAGE ATTIC, RIGHT SIDE ATTIC, MAIN ATTIC

Discoloration - possible mold - was observed in the attic. This is typically caused by inadequate exhaust systems, ventilation issues, or moisture intrusion. Recommend a qualified contractor: clean and remove growth from affected areas to prevent spread and damage to home or health; find source of moisture, and ensure appropriate exhaust, ventilation, and moisture prevention practices.

Please contact me if a [mold air quality test or physical sample](#) is desired to determine mold presence, type, and quantity.

[Here's a link to a mold removal cleaning product.](#)

Recommendation

Contact a qualified environmental contractor



5: HVAC

Information

Heating Equipment: Energy Source

Electric

Heating Equipment: Heat Type

Forced Air, Air handler

Heating Equipment: Location

Garage

Cooling Equipment: Energy Source/Type

Electric, Condensing unit

Cooling Equipment: Location

Right side

Normal Operating Controls: Thermostat

The thermostat was used to test heating and/or cooling system.



Distribution Systems: Configuration

Central

Distribution Systems: Ductwork

Insulated

Heating Equipment: Brand

Bryant

Bryant manufactured this furnace in 2016.

Furnaces typically have an expected life 15-20 years. Recommend servicing furnace and duct system at least annually.



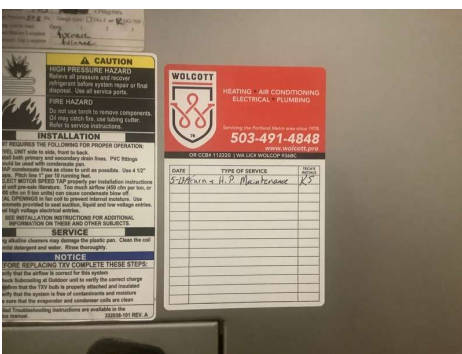
Heating Equipment: Filter

Recommend cleaning or replacing filter at least every six months or as needed. [Here's a nice guide to buying the right filter for your system.](#)



Heating Equipment: Serviced

Last service date recorded was May 2019. Recommend contacting sellers for records or receipts of service and servicing the HVAC system at least every two years.

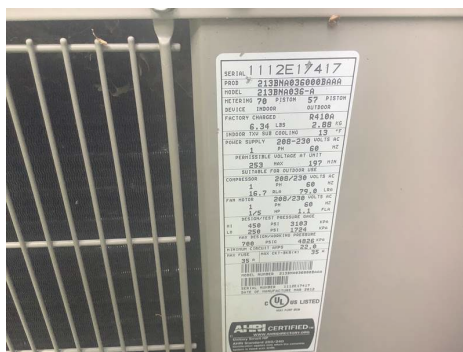


Cooling Equipment: Brand

Bryant

Bryant manufactured this condensing unit in 2012.

Condensing units (A/C units) generally have an expected lifespan of about 15 years.



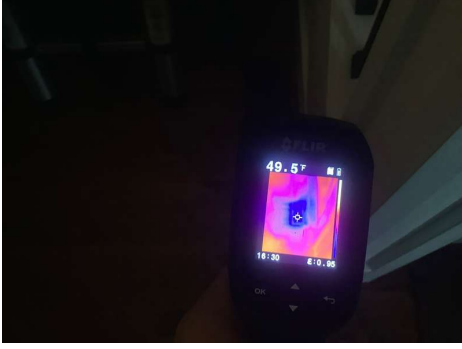
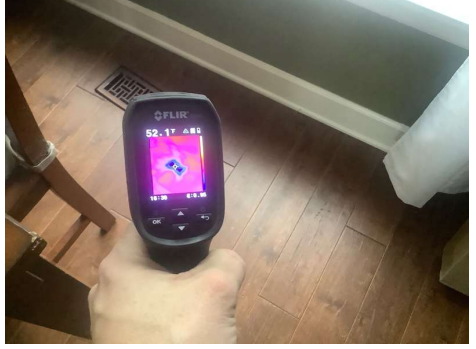
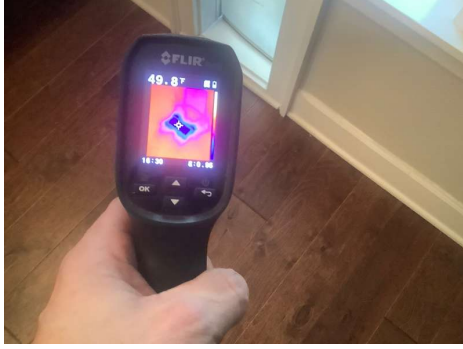
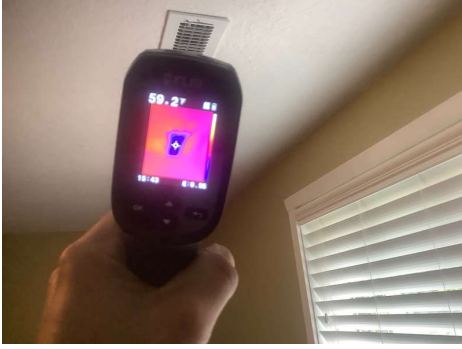
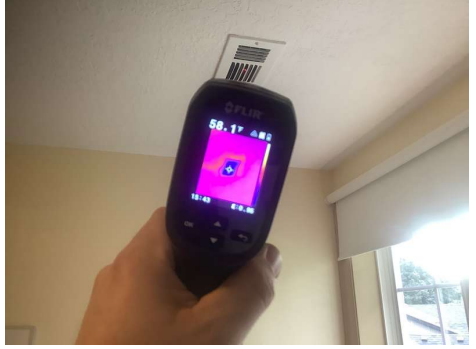
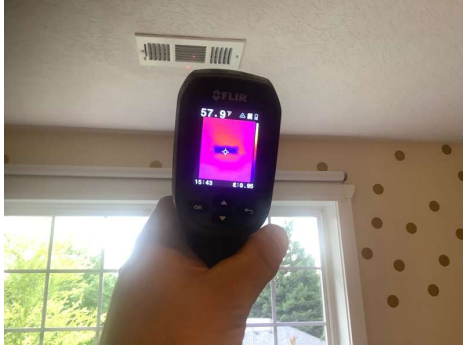
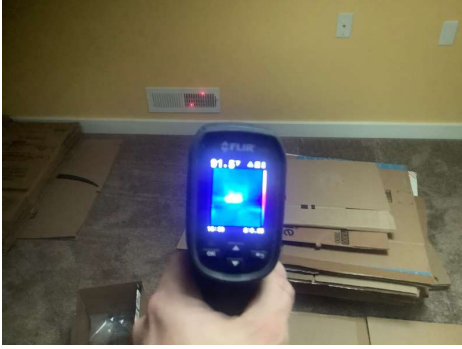
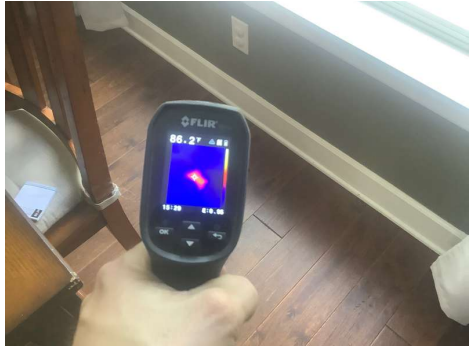
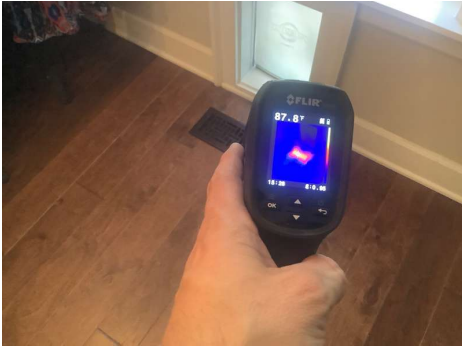
Distribution Systems: Ducts within conditioned space?

No

Ducts within conditioned spaces of the home will help the heating and/or cooling system perform more efficiently. The ducts are also less likely to become damaged.

Presence of Installed Heat/Cool Source in Each Room: Heating/Cooling source (thermal image)

Images of heating/cooling sources in rooms throughout the home.



Recommendations

5.1.1 Heating Equipment

CONDENSATE DRAIN NOT SECURE

GARAGE

The furnace condensation line is not secure. This could lead to improper drainage of condensate and potentially make the pipe prone to damage. Recommend a qualified contractor repair.

Recommendation

Contact a handyman or DIY project



Maintenance/Monitor Item



5.4.1 Distribution Systems

REGISTER LOOSE

DINING ROOM

Register is loose. Recommend a qualified contractor secure.

Recommendation

Contact a handyman or DIY project



Maintenance/Monitor Item



5.4.2 Distribution Systems

DUCTS NEED CLEANING

ALL

Debris was observed in ducts around the home. This can impact air quality and the efficiency of the HVAC system. Recommend a qualified professional clean duct system at least annually.

Recommendation

Contact a qualified HVAC professional.



Maintenance/Monitor Item



6: PLUMBING

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Main water shut off

Street-front, Water meter

Drain, Waste, & Vent Systems:

Drain Size

1 1/2", 2-4"

Drain, Waste, & Vent Systems:

Material

ABS, PVC

Drain, Waste, & Vent Systems:

Sewer line cleanout

Front



Water Supply, Distribution Systems & Fixtures:

Distribution/Supply Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Pressure

100 psi

The recommended range is between 40-80 psi.

Hot Water Systems, Controls, Flues & Vents: Type

Electric



Hot Water Systems, Controls, Flues & Vents: Location

Garage

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Irrigation system: Irrigation system controls

Garage



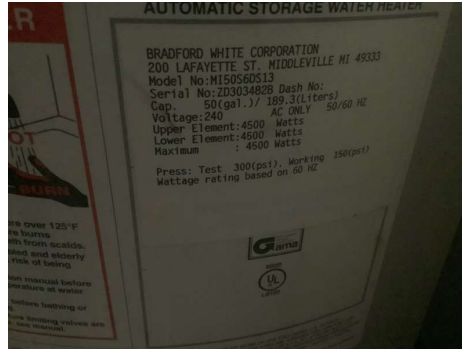
Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

Bradford and White manufactured this water heater in 2003.

Recommend flushing & servicing your water heater annually for optimal performance. Standard tank water heaters have a life expectancy of 8-12 years, generally; tankless water heaters have an expected lifespan of 20 years or more.

[Here is a nice maintenance guide from Lowes.](#)



Hot Water Systems, Controls, Flues & Vents: Water Temperature

119 Degrees Fahrenheit

The recommended water temperature range is between 120-125 degrees Fahrenheit. Temperatures exceeding 130 degrees can result in scalding.



Bathtubs & Showers: Bathtub/Shower



Limitations

Irrigation system

IRRIGATION SYSTEM

Irrigation system noted but not inspected.

Recommend flushing the irrigation system to prepare for winter months. This help prevent the water inside the pipes from freezing, expanding, and bursting the pipes.

Recommendations

6.2.1 Drain, Waste, & Vent Systems

DRAINS HUNG W/ METAL STRAPPING

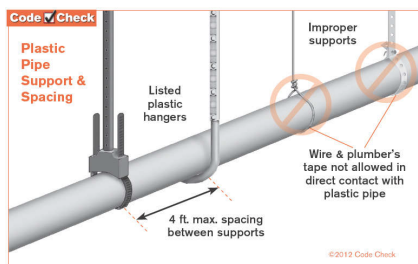
CRAWLSPACE

 Maintenance/Monitor Item

The ABS (plastic) drain lines are hung with metal straps. Metal straps can damage the ABS piping over long periods of time. Recommend a qualified maintenance person re-hang pipes with plastic material.

Recommendation

Contact a qualified handyman.



6.3.1 Water Supply, Distribution Systems & Fixtures

 Maintenance/Monitor Item

LOOSE FAUCET

LAUNDRY ROOM

One or more faucets are loose. This can cause damage to the fixture. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.



6.3.2 Water Supply, Distribution Systems & Fixtures

 General Repair Item

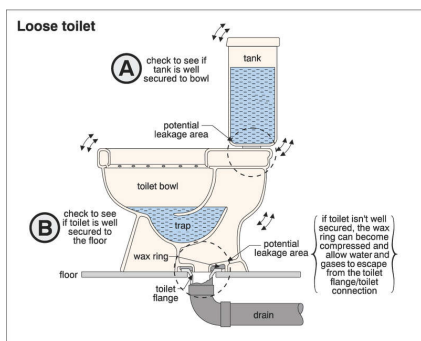
LOOSE TOILET

MASTER BATHROOM

One or more toilets are loose. Loose toilets can leak and cause significant water damage to the subfloor if not repaired. Recommend a qualified contractor evaluate wax ring -- replace if necessary -- and tighten toilet.

Recommendation

Contact a handyman or DIY project



6.3.3 Water Supply, Distribution Systems & Fixtures

 Maintenance/Monitor Item

UNINSULATED PIPES

CRAWLSPACE

The water distribution pipes are not insulated in portions of the home. This can be a significant source of energy loss. Additionally, cold temperatures can freeze the water in pipes in unconditioned spaces, expand, and cause the pipes to burst, typically at joints. Recommend a qualified contractor insulate all water supply plumbing.

Recommendation

Contact a qualified plumbing contractor.



6.3.4 Water Supply, Distribution Systems & Fixtures

 Maintenance/Monitor Item

WATER PRESSURE

The water pressure was measured at about 100 psi; the recommended water pressure is between 40-80 psi. High water pressure can cause fixtures such as water heaters, faucets, shut-off valves, and toilet components to fail prematurely. Recommend a qualified contractor evaluate and recommend remedy, typically with a pressure-reducing valve.

Recommendation

Contact a qualified plumbing contractor.



6.4.1 Hot Water Systems, Controls, Flues & Vents



AGE

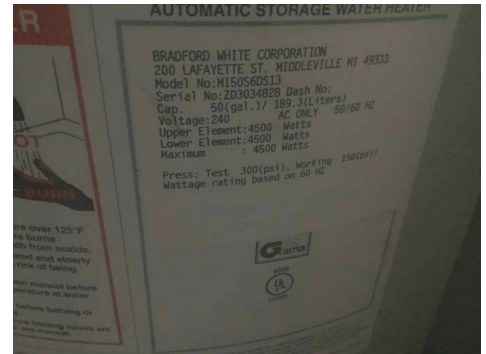
WATER HEATER

Bradford and White manufactured this water heater in 2003.

The water heater is near or past its typical life expectancy. In general, water heaters have a lifespan of between 8-12 years. The water heater was operational at the time of inspection and could continue to work for the foreseeable future. It could also fail tomorrow. Recommend monitoring, regular maintenance, and budgeting to replace in the near future.

Recommendation

Recommend monitoring.



6.4.2 Hot Water Systems, Controls, Flues & Vents



INADEQUATE SEISMIC STRAPS

WATER HEATER

The water heater is not equipped with adequate seismic straps. Seismic straps, which help prevent tipping of the water heater in the event of an earthquake, should be installed on the upper and lower thirds of the tank. Recommend a qualified professional install seismic straps.

Recommendation

Contact a qualified handyman.



6.4.3 Hot Water Systems, Controls, Flues & Vents

TPR DISCHARGE INADEQUATE

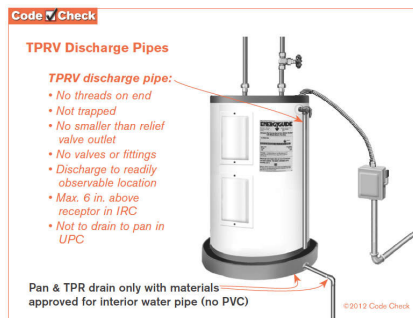
WATER HEATER



The temperature pressure relief (TPR) valve pipe does not extend within six inches of the ground. If tripped due to high pressure or temperature, the steam released could scald someone nearby. Recommend a qualified professional extend the TPR valve pipe to prevent injury.

Recommendation

Contact a qualified plumbing contractor.



6.4.4 Hot Water Systems, Controls, Flues & Vents



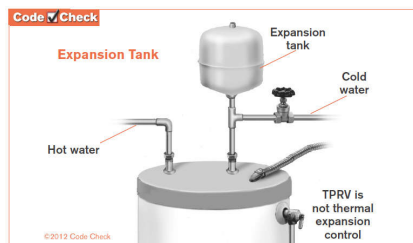
NO EXPANSION TANK

WATER HEATER

An expansion tank is not installed on the water heater. Expansion tanks allow for the thermal expansion of water in the plumbing system -- basically water expands when heated. Without an expansion tank, thermal expansion can put stress on plumbing connections and fixtures and eventually lead to premature failure. These tanks are standard in new installations. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.



6.5.1 Bathtubs & Showers



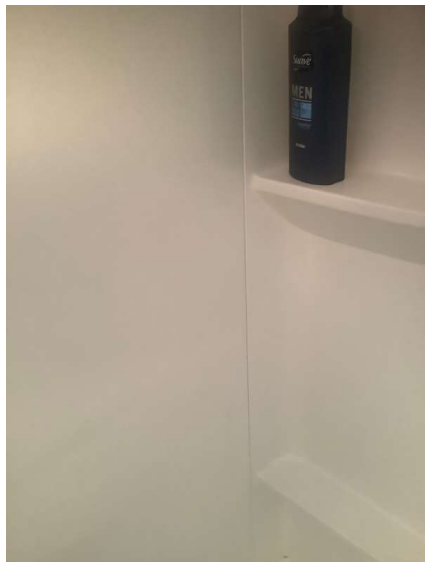
CAULK IN NEED OF REPAIR

2ND FLOOR BATHROOM, MASTER BATHROOM

Shower/tub has missing or deteriorated caulk. This can lead to water damage behind the surround. Recommend a qualified contractor repair.

Recommendation

Contact a handyman or DIY project



7: ELECTRICAL

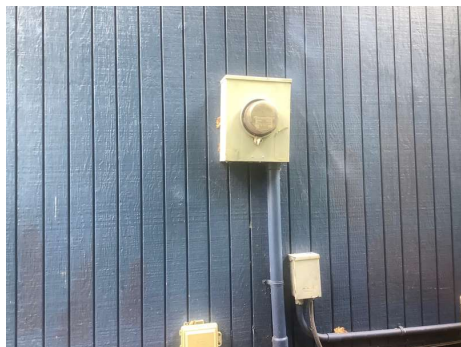
Information

**Service Entrance Conductors:
Electrical Service Conductors**

Right Side

Below Ground

Electrical service entrance.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

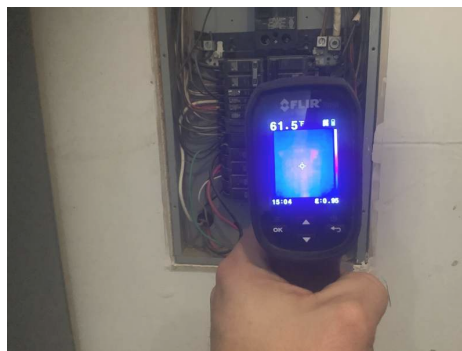
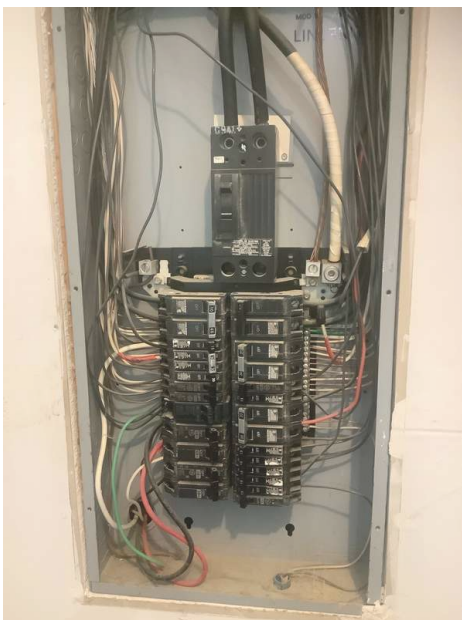
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric



Branch Wiring Circuits, Breakers & Fuses: Main disconnect

The switch (or switches) circled in green is the main electrical disconnect.



Carbon Monoxide Detectors: CO detectors

Carbon Monoxide detectors were operational at time of inspection, but should be tested upon moving into the home.



Recommendations

7.1.1 Service Entrance Conductors

NOT SECURED

SERVICE METER

The electrical service meter box is not secure. This can lead to damage to the meter box and moisture intrusion in the box, panel, and underlying siding components. Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.





7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Maintenance/Monitor Item

MISSING, LOOSE BUSHING(S)

ELECTRICAL PANEL

One or more bushings are missing, loose, or open in an electrical panel box. Bushings help protect wires from becoming damaged by the sharp edges of knockouts. Additionally, bushings help prevent rodents from entering the panel box. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Branch Wiring Circuits, Breakers & Fuses



Maintenance/Monitor Item

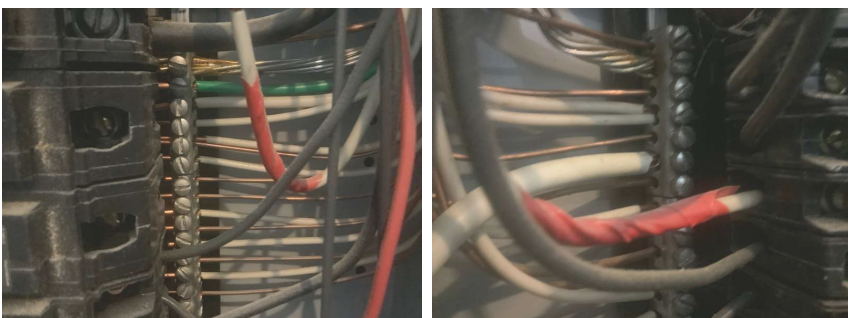
BUS BAR - SHARED TERMINALS

ELECTRICAL PANEL

One or more neutral conductors are sharing terminals with grounding conductors. This can be a safety hazard as it can negate grounding of those power sources. Additionally, one or more neutral conductors are sharing terminals. This is typically a hazard for maintenance or repairs - conductors thought to be disconnected could still be energized. Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles



General Repair Item

IMPROPER INSTALLATION

BACK PATIO, NEAR PANTRY

Electrical receptacles, lights, or switches in one or more areas are installed improperly. This can be a short or shock hazard. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

NO AFCI CIRCUIT BREAKERS

ELECTRICAL PANEL

No AFCI breakers were observed. AFCIs break the circuit when an electrical arc is detected in the circuit. AFCIs are required in new construction, although may not have been required at the time this home's electrical system was installed. Recommend installation of AFCIs by a licensed electrician for arc protection.

[Read more about AFCIs and other common electrical issues here.](#)

Recommendation

Contact a qualified electrical contractor.



Maintenance/Monitor Item

7.6.1 Smoke Detectors

DEFECTIVE

MASTER BEDROOM

One or more smoke detectors are not functioning properly - this could be caused by dead batteries. Smoke alarms throughout the home should ideally be interconnected -- if one is triggered, all alarms should sound. Recommend replacing smoke alarm and evaluation by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



General Repair Item



7.7.1 Carbon Monoxide Detectors

INAPPROPRIATE LOCATION

2ND FLOOR HALLWAY

Carbon monoxide detector effectiveness may be compromised due to location -- detector should be 5 feet from the ground -- where CO floats -- to properly function. CO detectors are required in common areas outside of each sleeping room on every floor and living space. If this unit is a dual smoke/CO detector, consider installing a stand-alone CO detector in an appropriate location. Recommend relocating according to manufacturer's instructions.

Recommendation

Recommended DIY Project



Maintenance/Monitor Item



8: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Attic Insulation: Insulation Type

Blown, Fiberglass



Ventilation: Ventilation Type

Foundation vents, Roof vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only

Recommendations

8.1.1 Attic Insulation

ATTIC HATCH -- INADEQUATE INSULATION

RIGHT SIDE ATTIC, MASTER BEDROOM ATTIC

 Maintenance/Monitor Item

The attic hatch has inadequate insulation. This area can be a significant source of energy loss. Additionally, improperly sealed attic hatches can allow energy (hot/cold air) to leak into the attic. Recommend a qualified contractor properly secure insulation to the hatch and repair weatherstripping, if needed.

Recommendation

Contact a qualified insulation contractor.



8.2.1 Ventilation

CRAWLSPACE VENTS BLOCKED

MULTIPLE LOCATIONS

 Maintenance/Monitor Item

One or more of the crawlspace vents are blocked. This can create air "dead zones" which can promote increased moisture levels and conditions conducive to wood-destroying organisms. Additionally, this can direct radon gas -- a radioactive gas that can cause lung cancer found in elevated levels in about 25 percent of homes in this area -- inside the home. Recommend removing blocking material to allow proper ventilation of the crawlspace.

Recommendation

Contact a qualified concrete contractor.



8.2.2 Ventilation

FOUNDATION VENT BELOW GRADE

FRONT, LEFT SIDE

One or more foundation vents are below grade. This can allow water to enter the crawlspace. Recommend installation of foundation vent wells by a qualified professional.

Recommendation

Contact a qualified handyman.

General Repair Item



8.3.1 Exhaust Systems

DUCT-TAPED DUCTS

ATTIC BATHROOM EXHAUST DUCTS

Exhaust ducts in the home are connected or sealed with duct tape. Counter-intuitively, duct tape as a duct sealer fails quickly, and often, quite catastrophically. This can promote moisture in the areas through which the ducting runs and create an environment conducive to mold, wood-destroying insects, and fungi. I recommend a qualified contractor properly seal or connect ducts with a product like mastic.

Here is a [link to an article](#) on duct tape's failings.

Recommendation

Contact a qualified handyman.

Maintenance/Monitor Item



8.3.2 Exhaust Systems

DRYER DUCT DAMAGED

LAUNDRY ROOM

General Repair Item

The dryer duct is damaged. This could allow lint to become trapped and start a fire. Recommend a qualified professional repair or replace.

Recommendation

Contact a handyman or DIY project



8.3.3 Exhaust Systems

 General Repair Item

DRYER VENT NEEDS CLEANING

RIGHT SIDE

The dryer vent is obstructed with lint and does not close. Excessive lint can be a fire hazard and allow pest access. Recommend a qualified person clean.

Recommendation

Contact a handyman or DIY project



8.3.4 Exhaust Systems

 Maintenance/Monitor Item

DUCTS NOT INSULATED

ATTIC BATHROOM DUCTS

Exhaust ducts are not insulated. Insulation around these ducts helps minimize the condensation that will otherwise occur as typically warm, moist exhaust air passes through the ductwork. Recommend a qualified contractor insulate ducts.

Recommendation

Contact a qualified HVAC professional.



9: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior doors



Windows: Window Type

Vinyl

Walls: Wall Material

Textured drywall, Paneling

Ceilings: Ceiling Material

Textured drywall

Countertops & Cabinets:

Countertop Material

Granite, Laminate

Access

Portions of the home were inaccessible due to personal belonging blocking access. Recommend contacting sellers to make these areas accessible for inspection prior to closing.



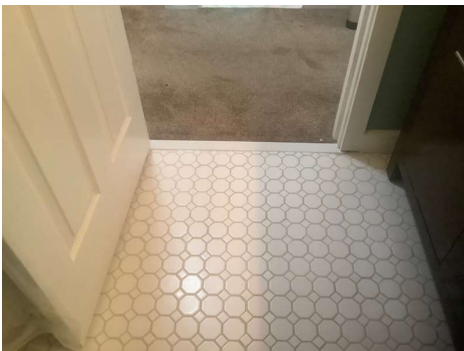
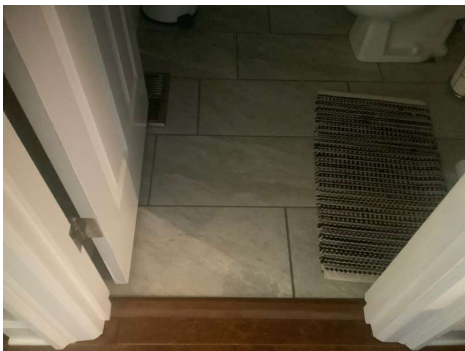
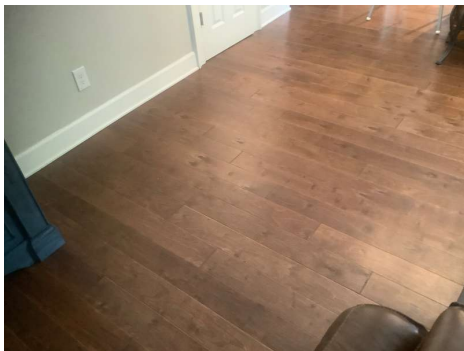
**Windows: Window Manufacturer
Milgard**



Floors: Floor Coverings

Laminates, Tile, Carpet

Photos of the flooring throughout the home.



Countertops & Cabinets: Cabinetry

Wood



Recommendations

9.1.1 Doors

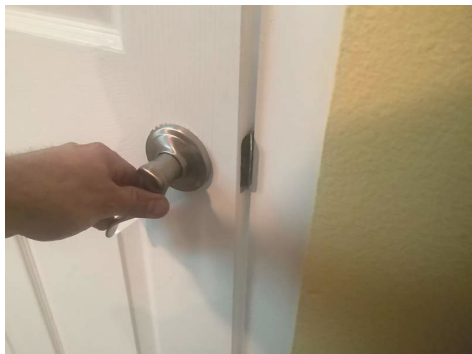
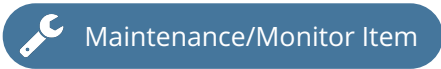
DOOR STICKS

RIGHT SIDE BEDROOM

One or more doors stick and are difficult to use. Recommend a qualified contractor repair.

Recommendation

Contact a qualified handyman.



9.1.2 Doors

CLOSET DOOR GUIDE DAMAGED/MISSING

FRONT BEDROOMS

Closet door guide is damaged or missing. This can lead to damage to the door from improper movement. Recommend installation of a guide by a qualified person.

Recommendation

Contact a handyman or DIY project



9.2.1 Windows

 Maintenance/Monitor Item

DAMAGED SCREEN

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

Recommendation

Contact a qualified window repair/installation contractor.



9.2.2 Windows

 Maintenance/Monitor Item

MISSING SCREEN(S)

RIGHT SIDE BEDROOM

One or more windows are missing screens. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



9.2.3 Windows

 General Repair Item

POSSIBLE FAILED SEAL

SKYLIGHTS, MASTER BATHROOM

Observed evidence condensation is or has been between the window panes, which indicates a failed seal. Failed seals can promote mold growth and decrease energy efficiency. Recommend qualified window contractor evaluate & replace.

Be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that I identified may also have failed seals and need glass replaced, too.

Recommendation

Contact a qualified window repair/installation contractor.





9.2.4 Windows

SEAL DETERIORATED

MULTIPLE LOCATIONS

 Maintenance/Monitor Item

The window/door corner seals are deteriorated and in need of repair. This can lead to energy loss. Recommend a qualified contractor repair.

Recommendation

Contact a qualified handyman.



9.2.5 Windows

WINDOW NEEDS ADJUSTMENT

BACK LIVING ROOM, FRONT, DINING ROOM

 Maintenance/Monitor Item

One or more windows are difficult to use and need adjustment and/or lubrication. Recommend a qualified contractor repair.

Recommendation

Contact a qualified window repair/installation contractor.



9.3.1 Floors

INTERIOR TRIM DAMAGED

BACK DOOR

Interior trim is damaged in one or more areas. Recommend a qualified contractor repair or replace.

Recommendation

Contact your builder.



Maintenance/Monitor Item



9.4.1 Walls

DOORKNOB DAMAGE

1ST FLOOR BATHROOM

Wall appears to be damaged from doorknob. Recommend a qualified handyman or drywall contractor repair.



Maintenance/Monitor Item



Recommendation

Contact a qualified drywall contractor.

9.6.1 Steps, Stairways & Railings

OPEN RISERS

GARAGE

Stairs have open risers. Open risers can be a trip hazard. Recommend a qualified contractor closes the risers.

Recommendation

Contact a handyman or DIY project



Maintenance/Monitor Item



9.8.1 Pests

RODENTS

GARAGE, CRAWLSPACE



Maintenance/Monitor Item

Evidence of rodents was observed. Rodents can be a nuisance and also cause damage to the home. Recommend monitoring and evaluation by a qualified pest professional, if needed.



10: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop:
Oven/cooktop operational

The cooktop and oven were operational at the time of inspection.



Dishwasher: Dishwasher operational

The dishwasher was operational at the time of inspection.

Garbage Disposal: Garbage Disposal Operational

The garbage disposal was operational at the time of inspection.



Refrigerator: Brand
Whirlpool



Refrigerator: Refrigerator/freezer operational

The refrigerator and freezer were operational at the time of inspection.

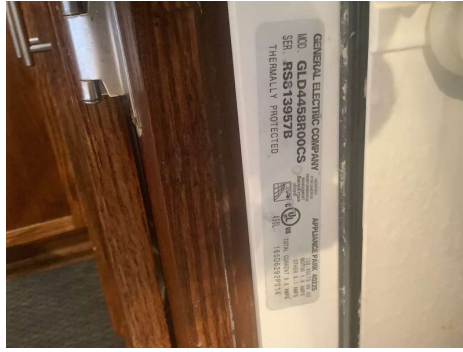


Range/Oven/Cooktop: Range/Oven Brand
Whirlpool



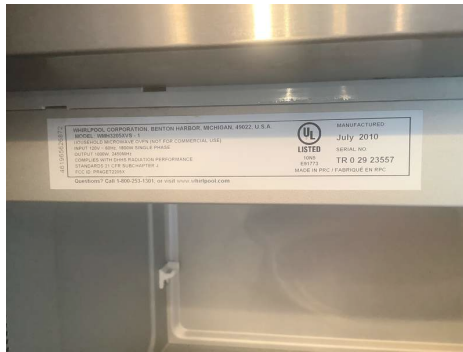
Dishwasher: Brand

GE

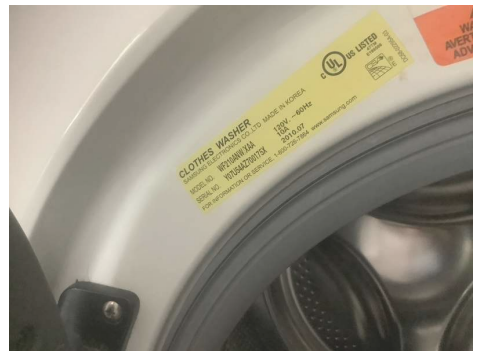
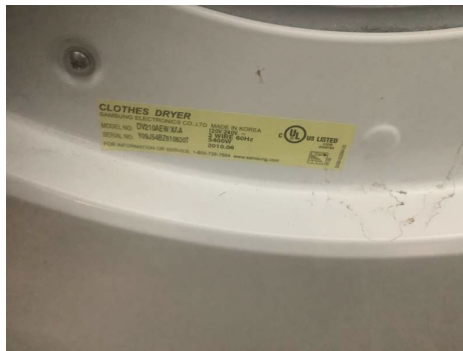


Built-in Microwave: Microwave operational

The built-in microwave was operational at time of inspection.



Washer/dryer: Washer/Dryer



Limitations

Washer/dryer

NOT TESTED

The W/D were not tested due to the home being occupied.

Recommendations

10.1.1 Refrigerator

LIGHT

REFRIGERATOR

 Maintenance/Monitor Item

Refrigerator light is inoperative. Recommend a qualified person replace or repair.

Recommendation

Recommended DIY Project



10.1.2 Refrigerator

NEEDS FILTER CHANGE

REFRIGERATOR

The refrigerator water filter should be replaced. Recommend replacement.

Recommendation

Recommended DIY Project

 Maintenance/Monitor Item



10.2.1 Range/Oven/Cooktop

RANGE NOT FASTENED

RANGE

Range was not fastened to the floor. This poses a safety hazard to children, who may pull the unit on top of themselves inadvertently. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.

 General Repair Item



10.3.1 Dishwasher

DRAIN LINE LEAKING

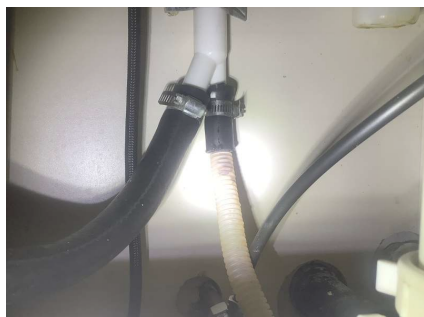
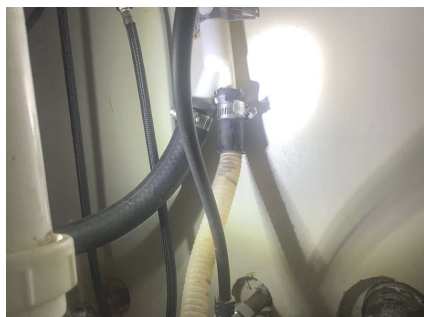
BENEATH KITCHEN SINK

The dishwasher drain line has a poor connection and is leaking. Recommend a qualified contractor repair.

Recommendation

Contact a qualified appliance repair professional.

 General Repair Item



10.6.1 Washer/dryer

NO DRIP PAN

WASHER

The washer is not equipped with a drip pan. Drip pans should be installed beneath washers to help protect finished areas and stored items in the event of a washer leak. The drip pan should drain to an appropriate drain or location on the exterior. Recommend a qualified contractor repair.

Recommendation

Contact a handyman or DIY project



11: GARAGE

Information

Garage Door: Material

Wood



Garage Door: Type

Automatic



Garage Door Opener: Opener

The garage door opener was operational at the time of inspection.



Partially Obstructed

Personal items limited the inspection of the garage. Recommend reinspection prior to closing.



Ceiling: Garage ceiling



Floor: Garage floor

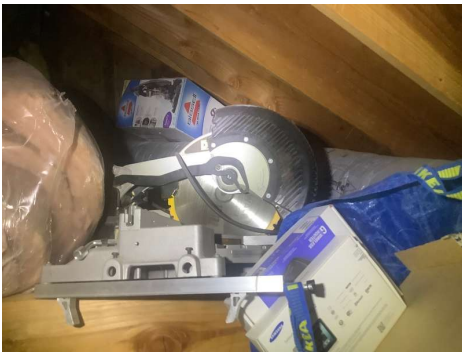
The garage floor showed signs of normal expansion/contraction concrete cracking in the visible areas.

**Garage Door: Safety features operational**

The photo electric eyes and automatic reverse were both operational at time of inspection.

Garage attic: Garage Attic**Garage attic: Personal items stored**

Debris and other materials or possessions are stored in the garage attic. Recommend ensuring sellers remove unwanted items prior to closing.

**Recommendations**

11.2.1 Floor

STAINING

GARAGE

Garage floor shows visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

[Here is a DIY resource to help.](#)



Maintenance/Monitor Item



11.3.1 Walls & Firewalls

General Repair Item**FIREWALL COMPROMISED**

GARAGE

The firewall is compromised in one or more areas. This can allow a garage fire to spread more easily to the interior. Combustibles are more likely to be stored in the garage, and therefore, fires are more likely to start there. No gaps should exist and all firewall materials should be made of fire-resistant material. Gaps should be sealed with a fire-resistant sealant or other appropriate material. Recommend repair of compromised areas by a qualified contractor.

Recommendation

Contact a qualified professional.



11.6.1 Occupant Door (From garage to inside of home)

General Repair Item**WEATHERSTRIPPING**

GARAGE

The door into the home from the garage has inadequate and/or damaged weatherstripping. This can allow carbon monoxide produced by vehicles in the garage to enter the home and is a safety hazard. Additionally, this door should be sealed to prevent air from the garage, which often contains fumes from oil and other chemicals, from entering the house. Recommend repair or replacement of weatherstripping by a qualified contractor.



12: ADDITIONAL RESOURCES

Information

Conclusion

Report conclusion, pre-closing walkthrough tips, helpful apps

We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For those reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for you, our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report and call, text, or email us if you have any questions. We are always striving to improve the quality of our service and our report -- your feedback is appreciated!

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Additionally, defects or problems that were not found during the home inspection may be discovered during the walk-through. Be thorough during the pre-closing walk-through.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring Northbank Home Inspection to conduct your pre-closing walk-through.

Inspect these items:

- Check the heating and cooling system. **Heating:** Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and producing heat. Turn the thermostat to off and wait 20 minutes. You should not operate a heat pump in the heating mode when it is over 75 degrees outside. **Cooling:** Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is producing cool air. The cooling system should not be checked if the temperature is below 60 degrees.
- Operate all appliances.
- Run water at all fixtures and flush toilets.
- Operate all exterior doors, windows and locks.
- Test smoke and carbon monoxide detectors.
- Inspect areas that may have been restricted at the time of the inspection.

Ask the seller:

- For all remote controls to any garage door openers, fans, gas fireplaces, etc.
- Questions about anything that was not covered during the home inspection.
- About prior infestation treatment (such as, pesticides used) and warranties (such as, roof coverage) that may be transferable.
- And, importantly, read seller's disclosure

Useful mobile apps for your home

[-ColorSmart by Behr | Browse, match, and pick colors](#)

[-Todoist | Keep track of everything in one place and get more done](#)

[-Homewyse | Super helpful cost repair estimator/calculator based on zip code| Calculator \(mobile or desktop\)](#)

[-Hayward Score | Home health score report -- fill out the questionnaire to produce a report with great information on how to improve the air quality in your home](#)

STANDARDS OF PRACTICE

Roof

I. Northbank Home Inspection shall:

Traverse the roof to inspect it.

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

Report the manner in which the roof is ventilated.

Describe the type and general condition of roof coverings.

Report multiple layers of roofing when visible or readily apparent.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

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

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

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

Operate powered roof ventilators.

Predict remaining life expectancy of roof coverings.

Exterior

I. Northbank Home Inspection shall inspect:

Describe the exterior components visible from ground level.

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

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

Describe any deficiencies of these systems or components.

(2) The inspector is not required to: Inspect (a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling. (b) Safety type glass or the integrity of thermal window seals. (c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

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

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

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

(a) Describe the material used for driveways, walkways, patios and other flatwork around the home. (b) Inspect (i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure. (ii) For proper grading and drainage slope. (iii) Vegetation in close proximity to the home. (c) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.

Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.

Evaluate hydrological or geological conditions.

Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

Basement, Foundation, Crawlspace & Structure

I. Northbank Home Inspection shall inspect:

Describe the type of building materials comprising the major structural components.

Enter and traverse attics and subfloor crawlspaces.

Inspect

(a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible. (b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

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

Describe any deficiencies of these systems or components.

Report all wood rot and pest-conducive conditions discovered.

Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

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

Move stored items or debris or perform excavation to gain access.

HVAC

I. Northbank Home Inspection shall inspect:

Heating

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

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

(1) The inspector will:

Describe fireplaces and stoves.

Inspect dampers, fireboxes and hearths.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Ignite fires in a fireplace or stove.

Determine the adequacy of draft.

Perform a chimney smoke test.

Inspect any solid fuel device being operated at the time of the inspection.

Evaluate the installation or adequacy of fireplace inserts.

Evaluate modifications to a fireplace, stove, or chimney.

Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

Cooling

(a) Describe the central air conditioning system and energy sources.

(b) Operate the system using normal control devices and measure and record temperature differential.

(c) Open readily accessible access panels or covers provided by the manufacturer or installer.

(d) Inspect the condition of controls and operative components of the complete system; conditions permitting.

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

(2) The inspector is not required to:

(a) Activate cooling systems that have been shut down.

(b) Inspect

(i) Gas-fired refrigeration systems.

(ii) Evaporative coolers.

(iii) Wall or window-mounted air-conditioning units.

(iv) The system for refrigerant leaks.

(c) Check the coolant pressure/charge.

(d) Determine the efficiency, or adequacy of the system.

(e) Operate cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.

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

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

(h) Determine how much current the unit is drawing.

(i) Evaluate digital-type thermostats or controls.

Plumbing

I. Northbank Home Inspection shall inspect:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment. (b) Report (i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry. (ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found. (iii) The presence of the temperature and pressure relief (TPR) valve and associated piping. (iv) Whether or not the water temperature was tested and

state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit. (c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible. (d) Operate fixtures in order to observe functional flow. (e) Check for functional drainage from fixtures. (f) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance. (b) Inspect (i) Any system that is shut down or winterized. (ii) Any plumbing components not readily accessible. (iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains. (iv) Fire sprinkler systems. (v) Water-conditioning equipment, including softeners and filter systems. (vi) Private water supply systems. (vii) Gas supply systems. (viii) Interior components of exterior pumps or sealed sanitary waste lift systems. (ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation. (c) Test (i) Pressure or temperature/pressure relief valve. (ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials. (d) Determine (i) The potability of any water supply whether public or private. (ii) The condition and operation of water wells and related pressure tanks and pumps. (iii) The quantity of water from on-site water supplies. (iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment. (e) Ignite pilot lights.

Electrical

I. Northbank Home Inspection shall: (a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used. (b) Report (i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined. (ii) When no connection to a service grounding electrode can be confirmed. (c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s). (d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe. (e) Verify (i) The operation of a representative number of accessible switches, receptacles and light fixtures. (ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior. (iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required. (f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards. (g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards. (h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns. (i) Describe any deficiencies of these systems or components. (2) The inspector is not required to: (a) Insert any tool, probe or testing device into the main or subpanels. (b) Activate electrical systems or branch circuits that are not energized. (c) Operate circuit breakers, service disconnects or remove fuses. (d) Inspect ancillary systems, including but not limited to: (i) Timers. (ii) Security systems. (iii) Low voltage relays. (iv) Smoke/heat detectors. (v) Antennas. (vi) Intercoms. (vii) Electrical deicing tapes. (viii) Lawn sprinkler wiring. (ix) Swimming pool or spa wiring. (x) Central vacuum systems. (xi) Electrical equipment that's not readily accessible. (e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels. (f) Move any objects, furniture, or appliances to gain access to any electrical component. (g) Test every switch, receptacle, and fixture. (h) Remove switch and receptacle cover plates. (i) Verify the continuity of connected service ground(s).

Attic, Insulation & Ventilation

I. Northbank Home Inspection shall:

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

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

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

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

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

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

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

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

Doors, Windows & Interior

I. Northbank Home Inspection shall: (a) Verify That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches. (b) Inspect (i) The overall general condition of cabinets and countertops. (ii) Caulking and grout at kitchen and bathroom counters. (iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage. (iv) The condition and operation of a representative number of windows and doors. (c) Comment on the presence or absence of smoke detectors. (d) Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to: (a) Report on cosmetic conditions related to the condition of interior components. (b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

Built-in Appliances

10.1 Northbank Home Inspection shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 Northbank Home Inspection is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Garage

Northbank Home Inspection shall:

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

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

Inspect the condition and installation of any pedestrian doors.

Inspect fire separation between the house and garage when applicable.

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

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

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

Verify the functionality of garage door opener remote controls.

Move vehicles or personal property.

Operate any equipment unless otherwise addressed in the SOP.