



GOLDEN STAR HOME INSPECTIONS

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GOLDEN STAR RESIDENTIAL REPORT COPY

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Buyer Name
07/02/2019 9:00AM



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SAMPLE REPORT

This is a Sample Report and in no way can it be used as a legal document for the purpose of a qualifying home inspection report for any real estate transaction. This sample report is not the full report our clients receive. This sample report is provided only to give our clients a look at the level of quality and professionalism that goes into our reports. We strive to provide an easy to understand and comprehensive report each and every time an inspection is performed. If you have any questions or would like to schedule an inspection with us, please call: **509-720-6279**

SCOPE OF INSPECTION

This report is **CONFIDENTIAL**, and is for the use and benefit of the client only. It is not intended to be for the benefit of or to be relied upon by any other buyer, seller, lender, title insurance company or third party. **DO NOT DUPLICATE WITHOUT PERMISSION.** Duplication of this report constitutes a violation of federal copyright laws.

All Components designated for inspection in the Washington State Standards of Practice (SOP) are inspected, except as may be noted in the comments of sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. All defects may not be identified during this inspection. Unexpected repairs should still be anticipated. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the SOP. When systems or components designated in the SOP are present but are not inspected, the reason(s) the item was not inspected is identified within the "Limitations" tab of this report. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives and recommendations for correction or monitoring are made as appropriate.

We as home inspectors are not code inspectors. Codes change from county to county, and from year to year. Building codes can even vary from city to city, depending on differences in geography and climate, but they often follow similar standards and, if interested, they are accessible through your local government.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out. This inspection report shall not

be considered a guarantee or warranty of any kind.

SUMMARY









MINOR/MAINTENANCE



MODERATE OBSERVATION



SIGNIFICANT OBSERVATION

-  2.9.1 Exterior - Service Entrance Conductors: Improperly Supported
-  3.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  3.3.1 Roof - Flashings: Kickout Flashing
-  5.8.1 Kitchen, Laundry - Refrigerator: Leveling Pads
-  7.1.1 Interior, Doors & Windows - Exterior Doors, Windows: Basement Egressable Window
-  11.2.1 Basement/Crawlspace Foundation & Structure - Foundation: Foundation Wall Vents
-  12.7.1 Attic, Insulation & Ventilation - Radon Mitigation: Improper Installation

1: INSPECTION DETAILS

Information

Occupancy

Partly Furnished, Vacant

Type of Building

Single Family, 2-Story Home

Main Entrance Faces

North

Weather Conditions

Cloudy, Recent Rain

Weather Temperatures

48 Degrees Fahrenheit

Temperatures are an approximate average of the time at the inspection. The outside temperature will impact various portions of the inspection. If it's too cool, we will be unable to fully test the air conditioning. We prefer an indoor/outdoor temperature differential (Delta-T) of 20 or more for best results on portions of the Infrared scan. Also, the relative humidity in your building should be between 25% and 50%. Condensation on windows, wet stains on walls and ceilings, and musty smells are signs that relative humidity may be high.

2: EXTERIOR

Information

Walkways and Driveways

Concrete

Site Grading

Satisfactory

Foundation (Stem Wall)

Poured Concrete

Exterior Wall Construction

Wood Framed, Not visible due to siding

Decks, Porches, Balconies and Patios

Covered, Patio

Hose Bibs

Frost Proof, Anti-Syphon Device Installed

Exterior Entry Doors

Main Entrance, Sliding Glass Patio

Siding and Trim Material

Engineered Wood, Stone Veneer, Freshly Painted

Soffits and Fascia

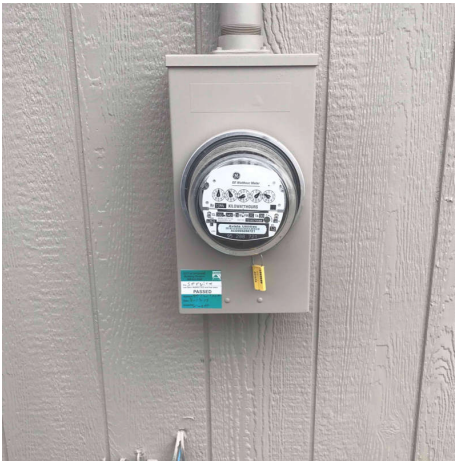
Wood

Electrical Service Conductors

240 Volts, Overhead

Exterior Receptacles Present

Yes, GFCI is operable



Not Included

General home inspections do not include inspection of landscape irrigation systems, underground gutter drains, solar arrays, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Observations

2.9.1 Service Entrance Conductors

IMPROPERLY SUPPORTED

SOUTH

The overhead service entrance conductors were not properly secured. Recommend repair by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

 Moderate Observation



3: ROOF

Information

Inspection Method

All, On The Roof

Layers

1+ Layers

Condition Of Coverings

Satisfactory

Skylights

Not Applicable

Flashing Material

Galvanized Steel

Ventilation System

Soffit Vents, Ridge Vents

Roof Style, and Age

Gable, 1-5+ Years

The age of the roofing materials is an approximation based on clues and our experience.

Architectural Asphalt

The roof was covered with laminated composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also known as "architectural" or "dimensional" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules for protection from UV light.

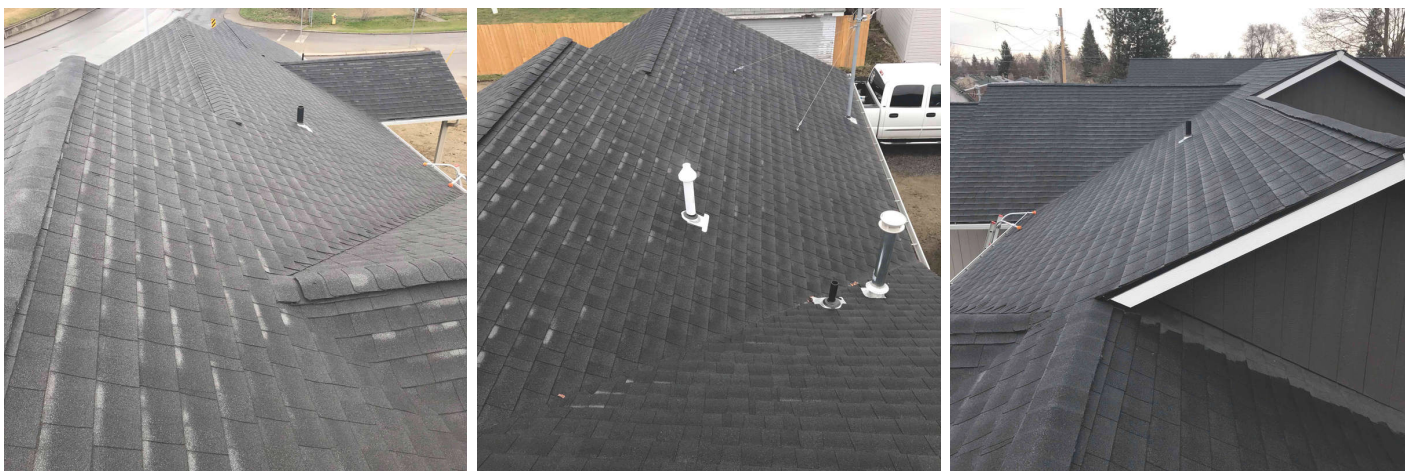
Cleaning Chimneys

It is recommended that fireplaces and chimneys be inspected/cleaned before their first use of the season, and not less than annually by a qualified chimney sweep.

Coverings: Roof - Satisfactory

The roofing materials appeared to be in satisfactory condition at the time of inspection. With proper care the materials should have more than half of its useful life remaining.

It is recommended soft sole foot ware when traversing carefully.



Observations

3.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

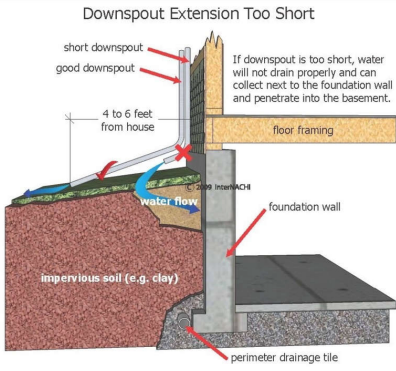
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which may lead to foundation/structural damage. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

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



Recommendation

Contact a qualified professional.



3.3.1 Flashings

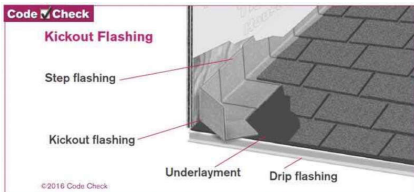
Moderate Observation

KICKOUT FLASHING

Some kick-out flashing appeared to be missing where the roof meets the siding. Some siding was too close or touching the roofing materials. This may allow for faster deterioration of siding and trim or possible moisture intrusion. Recommend repair by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



4: GARAGE

Information

Type Of Garage
Attached, 2-Car

Automatic Garage Door Operation
Not Installed

Safety Reverse
Not Applicable

Sill Plates
Satisfactory

Flooring
Concrete, Satisfactory

Ignition Source Within 18" of the floor
None Apparent

Fire Separation
Present, Appears Adequate

Ground Fault Circuit Interrupter (GFCI Protection)
Yes, Operable

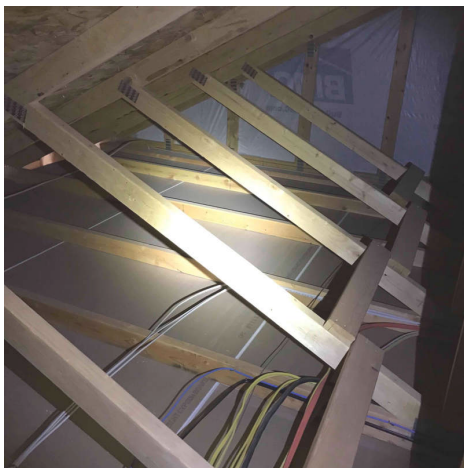
Automatic Garage Door Opener: Pre-Wired

There was no automatic garage door opener installed, but the home was pre-wired for future installation.



Garage Roof Structure: Garage Attic

The attic structure over the garage appeared to be in satisfactory condition. There was no insulation observed.



Limitations

Sill Plates

SILL PLATES - NOT VISIBLE

All sill plates were not visible due to the paneling/drywall covering.

5: KITCHEN, LAUNDRY

Information

Countertops

Satisfactory

Cabinetry

Satisfactory

Faucets & Piping

Satisfactory

Ground Fault Circuit Interrupter (GFCI Protection)

Yes, Operable

Oven/Range Energy Source

Electric

Kitchen Exhaust Hood Type

Vented, Operable

Laundry Room Vented

Yes

Dryer Energy Source

Electric

Dryer Vent

Rigid Metal

Plastic/Vinyl dryer exhaust ducting is not recommended.

Dryer Exhaust

Wall

Gas Dryer Shut-Off Valve

Not Applicable

Appliance Functionality

Appliances that were present during the inspection were only tested for operation, working or not. Quality or extent of operation is not part of testing or a home inspection. Many operating manuals can be found online as downloadable PDF files.

Range And Oven: New Appliance

The oven was new and when tested produced some smoke. This was likely due to it being the first time it was started and the smoke was from the light coat of protective oil applied during manufacturing. Recommend monitoring closely the next time it is started.



Observations

5.8.1 Refrigerator

LEVELING PADS

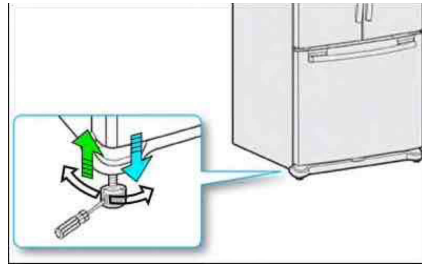


Minor/Maintenance

The refrigerator appeared to be missing the leveling pads. The refrigerator rolled/moved easily when opening the doors. Recommend repair by a qualified appliance repair professional.

Recommendation

Contact a qualified appliance repair professional.



6: BATHROOM(S)

Information

Faucets & Piping

Satisfactory

Functional Flow/Drainage

Satisfactory

Toilets

Operable

Bathroom GFCI

Present, GFCI Protection was operable

Exhaust Fan

Operable

Whirlpool Tub

Not Applicable

7: INTERIOR, DOORS & WINDOWS

Information

Floors Walls and Ceilings

Satisfactory, Freshly Painted

Window Types

Dual Pane, Sliders, Single-hung, Picture

Doors

Hollow Core, Satisfactory

Bedroom Egress

Unrestricted

Smoke/CO Detectors

Smoke & Carbon Monoxide detectors should be installed (if not already present) on each floor, including habitable attics and basements. Modern standards require that smoke detectors be installed inside and outside of all sleeping areas. They should be hard wired, interconnected, and have battery backups so that they all sound at the same time. We recommend upgrading to this level of safety and protection (if not already present). consult the manufacturer's literature for proper mounting procedures/locations. For more information, [WAC 51-51-0314 & -0315](#)

Be sure to test your Smoke/CO detectors upon moving in and monthly thereafter.

Observations

7.1.1 Exterior Doors, Windows

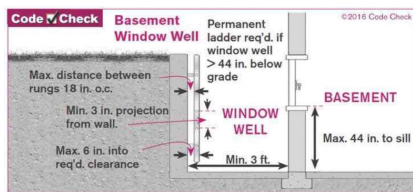
 Significant Observation

BASEMENT EGRESSABLE WINDOW

Basement egressable window well appeared to be deeper than 44 inches. A permanently affixed ladder is recommended when higher than 44 inches. Recommend repairs and painting the trim by a qualified professional.

Recommendation

Contact a qualified professional.



8: HEATING/COOLING

Information

Age of Heating Unit

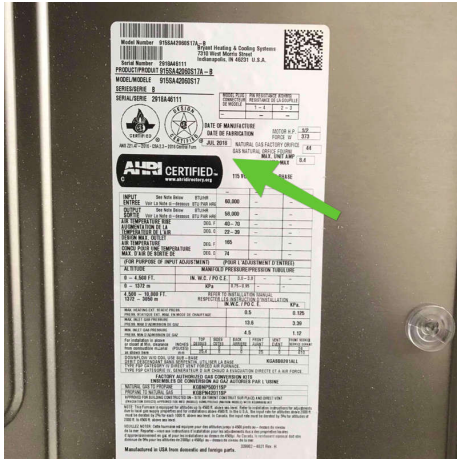
1 Years old

Heating Equipment Brand

Bryant

Configuration

Forced Air



Thermostat

Hallway

Digital, Programmable

Primary Energy Source

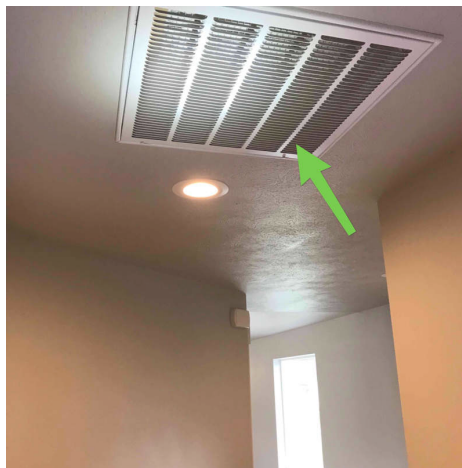
Natural Gas

Fireplace Type

Gas, Metal Insert, Built-in Blower

Heating Equipment: Furnace

The furnace appeared to be satisfactory and functioning properly at the time of inspection. Recommend servicing annually and changing the filter every 3-6 months. Filter was located in the hallway ceiling.



Fireplace: Fireplace

Living Room

The metal gas fireplace insert appeared to be operating properly at the time of inspection.



Limitations

Cooling Equipment

EVAPORATOR COILS

The evaporator coils are enclosed within the central heating and air conditioning system. This inspection does not entail dismantling the system for inspection. Evaporator coils not visible, not inspected. Any future condensing unit was not installed at the time of inspection.



9: PLUMBING

Information

Water Source

Public Municipal

Water Supply Piping Material

Cross-Linked Polyethylene (PEX)

Drain, Waste and Vent Materials

Acrylonitrile-Butadiene-Styrene (ABS)



Sump Pumps

None Apparent

Fuel Line Material

Black Iron, Satisfactory

Main Gas Shut-off Location

Gas Meter



Water Heater Type/Source

Gas

Water Heater Manufacturer

AO Smith

Capacity

50 gallons



Temperature/Pressure Relief Valve

Installed, Proper Extension

Main Water Supply Shutoff Location

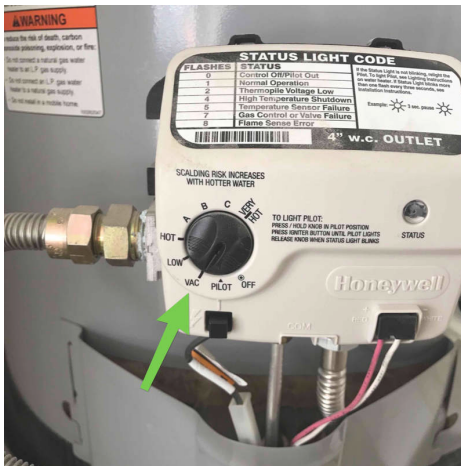
Garage



Water Temperatures

Satisfactory, Water temperatures were at or below 120 degrees Fahrenheit

The water heater was set to Vacation temperatures. Refer to operators manual for proper temperature setting. Most water heater manufactures recommend setting your water heater temperature at 120 degrees to help prevent scalding and to save energy. Scalding is a real concern if you have small children or elderly in your home. You may be surprised to know that while the EPA recommends setting your water heater at 120 degrees, OSHA recommends setting your water heater thermostat at 140 degrees under certain circumstances. Higher temperatures help rid your water of bacteria. [More information and video found here.](#)

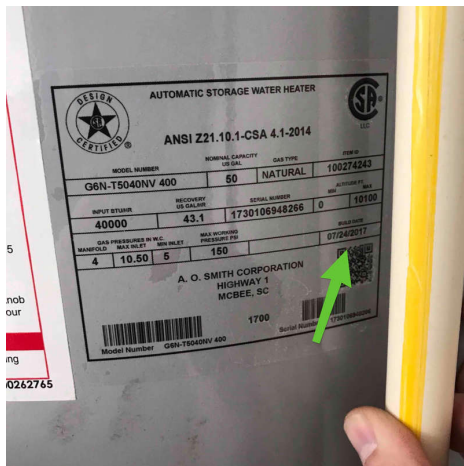


Water Heater Age

2 Years old

Recommend flushing & servicing your water heater tank annually for optimal performance.

[Here is a nice maintenance guide from Lowe's to help.](#)



Seismic Strapping

Present

We recommend the installation of seismic strapping for safety and comfort (if not already installed). Water heaters should be anchored or strapped to resist horizontal displacement due to excessive movement. Strappings shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a distance of not less than four inches shall be maintained from the controls to the strapping. For more information, [WAC 51-56-0500..](#)

Wells, Septic and Sewer Lines

Wells, septic systems, sewer lines, water treatment equipment and determining the exact flow rate, volume, pressure, temperature or adequacy of the water supply are not part of this inspection and are expressly excluded from this report. If the home you are purchasing is more than 25 years old we recommend a licensed third party perform a sewer scope inspection. [More information about Septic Systems can be found here.](#)

If your home is supplied by a shared/private well we recommend you have it tested and inspected before closing. The WA Department of Health recommends private well owners test their drinking water every year for coliform bacteria and nitrate. [More information on Wells can be found here.](#)

Limitations

Water Supply, Distribution Systems & Fixtures

SUPPLY PIPING

Due to the construction type of the building, little of the supply piping was visible for inspection. Where visible the piping was free from defects unless otherwise noted in this report.

10: ELECTRICAL

Information

Main Panel Location

Garage

Service Capacity

200 AMP, Satisfactory

Service Grounding Conductor

Service appears to be grounded



Sub Panel Location

None Apparent

AFCI Breakers

Yes, Combination Type

Branch Wire 15 and 20 AMP

Copper

Not Included

General home inspections do not include low voltage systems such as: telephone wiring, internet, intercoms, alarm systems, cable TV wiring, door bells, surround sound systems, etc.

Electrical Main & Sub Panels: Main Electrical Service

The main electrical service panel to the home appeared to be adequate and in satisfactory condition at the time of inspection.

11: BASEMENT/CRAWLSPACE FOUNDATION & STRUCTURE

Information

Foundation Material

Poured Concrete, Seismic bolts appeared satisfactory

Foundation

Satisfactory

Foundation Moisture

Old Staining, There were some indications of moisture

Basement/Crawlspace Floor

Gravel, Dirt

Basement/Crawlspace Insulation

Fiberglass Batts, Between the floor joists

Sub-floor

OSB, Not Visible

Sump Pump, Waste Ejector Pump, Drains

None Apparent

Crawlspace Access

Inspected from inside the crawlspace, Interior Hatch/Door

Crawlspace

Full Crawlspace

Foundation: No Moisture Observed

No active leaks were observed in the foundation during the course of the inspection. Although, no active moisture intrusion was found, it is advised that you consider any basement/crawlspace as wet until experience proves otherwise.

Structural Components: Structural Elements - Satisfactory

The home was built on a basement poured concrete foundation. Inspection of the home's structural elements (girders, columns, joists, subfloor, beams) was limited but, where visible, showed no apparent structural damage other than normal settling of the structure over time.

Limitations

Joists

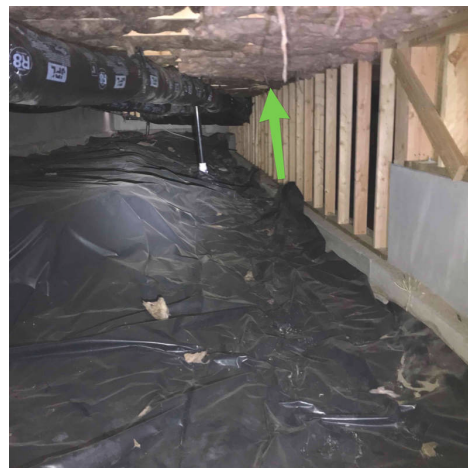
FLOOR JOISTS

Some of the floor joists were not visible due to installed insulation.

Sub-Floor

NOT INSPECTED - INSULATION

The sub floor was not visible due to insulation. Not inspected



Observations

11.2.1 Foundation

FOUNDATION WALL VENTS

 Minor/Maintenance

One or more wall vents has allowed for moisture intrusion. Recommend removing excessive snow from these vents during the winter months.

Recommendation

Recommend monitoring.



12: ATTIC, INSULATION & VENTILATION

Information

Attic Access Location

Garage

Attic Access

Scuttlehole/Hatch, Inspected from inside the attic

Attic Insulation

Loose-fill, Fiberglass, In between ceiling joists

Attic Vapor Barrier

Not Visible

Exhaust Systems

Vented to the exterior

Roof Sheathing

Oriented Strand Board (OSB)

Structural Components

Wood, Trusses

Ventilation

Ventilation appears adequate

Attic Electrical

No apparent defects

Attic Insulation: Attic Insulation

Attic insulation appeared to be adequate. Recommend monitoring for compressed conditions in the future.



Attic Structure: Attic Structure

The attic structure over the main home and garage appeared to be in satisfactory condition.



Radon Mitigation: Radon Mitigation Partially Installed

A radon mitigation system was observed at the time of inspection. It appeared to be partially installed and was not finished.



Radon Mitigation: Testing in Progress

Radon testing was started during this inspection. Testing for real estate transactions typically last from 48-96 hours. The Northwest areas of America are known to have elevated levels of radon. We and the EPA recommend having your home tested every couple of years and action should be taken if levels are found to be in excess of 3.9 pCi/L of air.



Limitations

Attic Electrical

ELECTRICAL WIRING

Some electrical wiring installed in the attic space was not visible due to the type of insulation installed.

Observations

12.7.1 Radon Mitigation

IMPROPER INSTALLATION

CRAWLSPACE



The radon mitigation system appeared to be partially installed (ruffed-in) as seen from the crawlspace. The piping for radon should be under a sealed vapor barrier and the gases should be directed/exhausted above the roof. Recommend testing for elevated radon levels above 3.9 pCi/L of air. If found to be elevated then evaluation and repairs as needed by a licensed/certified radon mitigation contractor may be warranted.

Recommendation

Contact a qualified environmental contractor



13: THERMOGRAPHY

Information

Air Infiltration

Satisfactory

Moisture Issues

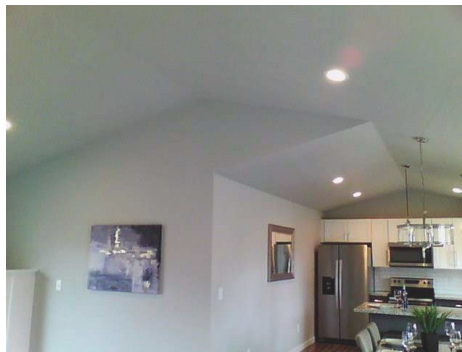
None Apparent

Thermography

Temperatures depicted in thermal images are apparent to the level of emissivity radiated back by different materials. Images show differences in surface temperatures of solid objects. Infrared cameras can not see through walls. For use in temperature measurement the brightest (warmest) parts of the image are customarily colored white, intermediate temperatures reds and yellows, and the dimmest (coolest) parts black.

Air Infiltration Scan: Air Infiltration Satisfactory

Air infiltration of the home was minimal.



Heating System Scan: Heating & Cooling

The thermal scan of the registers and ducting indicate the ducting system was in satisfactory condition.



Moisture Scan: No Moisture Found

No moisture was found during the thermal scan of the exterior walls/ceilings at the time of inspection.