



GOLDEN STAR HOME INSPECTIONS

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GOLDEN STAR RESIDENTIAL REPORT

1234 Main St.
Spokane wa 99205

Buyer Name
10/15/2018 9:00AM



Inspector
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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.

USE OF PHOTOS

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

THERMOGRAPHY

Thermal images of moisture concerns (if any) have been confirmed with a quality moisture meter. Moisture can be conducive to fungi, mold, decay and wood destroying organisms that cannot always be seen. More repair items may be discovered during the process of further evaluations and repairs of any concern found. Also, It is strongly recommended that the client have the appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of inspection before the close of escrow. Please call our office for any clarification or further questions.

SUMMARY



MINOR/MAINTENANCE



MODERATE OBSERVATION

-  2.1.1 Exterior - Walkways & Driveways: Driveway Cracking
-  2.3.1 Exterior - Exterior Foundation (Stem Wall): Foundation (Stem Wall) - Minor Cracking
-  2.5.1 Exterior - Patios: Minor Cracking
-  3.2.1 Roof - Roof Drainage Systems: Gutter - Debris
-  4.4.1 Garage - Floor: Floor - Shrinkage Cracks
-  4.4.2 Garage - Floor: Pests
-  4.5.1 Garage - Ceilings, Walls & Fire Separation: Fire Block Caulking
-  7.3.1 Interior, Doors & Windows - Windows: Dirty Tracks
-  7.4.1 Interior, Doors & Windows - Floors: Moderate Wear
-  7.5.1 Interior, Doors & Windows - Walls: Nail Holes
-  9.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Seismic Strapping
-  12.6.1 Attic, Insulation & Ventilation - Attic Electrical: Exposed Wiring

1: INSPECTION DETAILS

Information

In Attendance

The client was present for some of the inspection

Occupancy

Occupied, Partly Furnished

Type of Building

Single Family, 1-Story Home

Main Entrance Faces

East

Weather Conditions

Clear

Weather Temperatures

60 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.

Definitions

The following definitions of deficiencies are represented in this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspections by a qualified and licensed contractor.

Minor/Maintenance

Typically these are defined as general upkeep items, minor maintenance, DIY projects or recommended upgrades. If left unattended, or neglected, they could potentially lead to moderate or even major repairs.

*Maintenance items do not show on the Summary page.

Moderate Observations

These are items which are in need of repair or replacement which will be followed by a recommended repair technician.

Significant Observation

These defects could be related to items of significant concern, expense or in need of immediate attention relating to safety.

2: EXTERIOR

Information

Walkways and Driveways

Concrete, Typical Cracking

Site Grading

Satisfactory

Foundation (Stem Wall)

Monolithic Slab

Exterior Wall Construction

Wood Framed, Not visible due to siding

Decks, Porches, Balconies and Patios

Covered, Patio

Hose Bibs

Frost Proof

Exterior Entry Doors

Main Entrance, Garage Service Door, Sliding Glass Patio

Siding and Trim Material

Vinyl

Electrical Service Conductors

240 Volts, Below Ground



Exterior Receptacles Present

Yes, GFCI is operable

Not Included

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

Landscaping, Grading & Drainage: Site Grading - Satisfactory

Site grading around the home appeared to be satisfactory at the time of inspection.

Observations

2.1.1 Walkways & Driveways

DRIVEWAY CRACKING

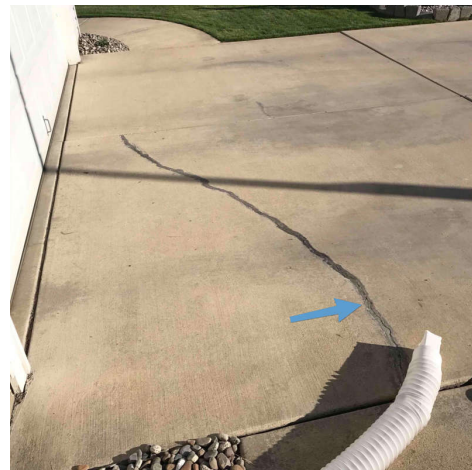


Minor/Maintenance

Some typical cracking observed. Previously repaired. Recommend monitoring, if cracks increase then we recommend cleaning out cracks and having a concrete contractor patch/seal to help prevent further deterioration.

Recommendation

Contact a qualified concrete contractor.



2.3.1 Exterior Foundation (Stem Wall)

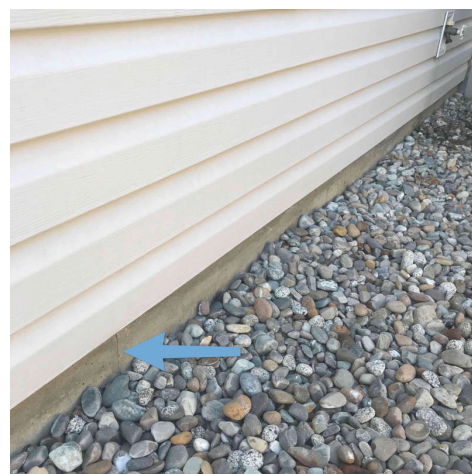
 Minor/Maintenance

FOUNDATION (STEM WALL) - MINOR CRACKING

Some cracking in the foundation stem wall observed. Shrinkage cracks appear over time. Recommend monitoring for any offset movement in the future and patching/sealing by a licensed foundation contractor

Recommendation

Contact a foundation contractor.



2.5.1 Patios

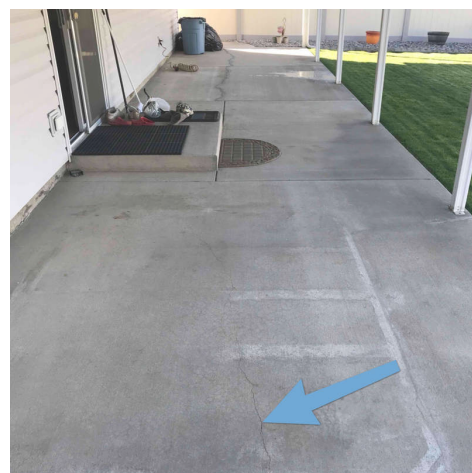
 Minor/Maintenance

MINOR CRACKING

The patio had some typical cracking. Recommend sealing to prevent further deterioration and monitor for any movement.

Recommendation

Contact a handyman or DIY project



3: ROOF

Information

Layers

1+ Layers

Pitch

Medium

Condition Of Coverings

Satisfactory

Skylights

Not Applicable

Flashing Material

Galvanized Steel, Valley flashing was not visible

Ventilation System

Soffit Vents, Roof Vents

Gutter Material

Aluminum

Inspection Method

All, On The Roof



Roof Style, and Age

Hip, 10-15+ 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.

Coverings: Roof - Satisfactory

The roofing materials appeared to be in satisfactory condition at the time of inspection. Some normal wear and tear for its apparent age. With proper care it should have more than half of its useful life remaining.

Observations

3.2.1 Roof Drainage Systems

GUTTER - DEBRIS



Minor/Maintenance

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

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

Recommendation

Contact a handyman or DIY project



4: GARAGE

Information

Type Of Garage

Attached, 2-Car

Automatic Garage Door Operation

Satisfactory

Overhead Door Material

Metal, Non-insulated

Safety Reverse

Operable

Sill Plates

Elevated, Not visible

Flooring

Satisfactory, Typical Cracks

Ignition Source Within 18" of the floor

None Apparent

Fire Separation

Present, Appears Adequate

Interior Fire Rated Door

Satisfactory

Ground Fault Circuit Interrupter (GFCI Protection)

Yes, Operable

Automatic Garage Door Opener: Safety Features

Both photo eyes and pressure reverse (if present) have been tested and found to be in satisfactory condition at the time of inspection.

Limitations

Sill Plates

SILL PLATES - NOT VISIBLE

All sill plates were not visible due to the paneling/drywall covering. Not inspected. Where visible the sill plates were free from defects.

Observations

4.4.1 Floor

FLOOR - SHRINKAGE CRACKS



Minor/Maintenance

Some typical shrinkage cracks observed in the garage flooring. Recommend sealing and monitoring for any further offset movement in the future.

Recommendation

Recommend monitoring.



4.4.2 Floor

 Minor/Maintenance

PESTS

There appeared to be some pest/rodent bait/traps observed in the garage and other areas. No activity was observed at the time of inspection. Recommend monitoring

Recommendation

Contact a qualified pest control specialist.



4.5.1 Ceilings, Walls & Fire Separation

 Moderate Observation

FIRE BLOCK CAULKING

Some loose/missing fire block caulking observed in the garage ceiling. Recommend recaulking to preserve fire separation by a qualified drywall contractor

Recommendation

Contact a qualified drywall contractor.



5: KITCHEN, LAUNDRY

Information

Countertops

Countertops had normal wear

Cabinetry

Kitchen cabinets had normal wear

Faucets & Piping

Satisfactory

Ground Fault Circuit Interrupter (GFCI Protection)

Yes, Operable

Present Appliances

Garbage Disposal, Dishwasher, Oven, Range, Refrigerator, Built-in Microwave

Oven/Range Energy Source

Electric

Kitchen Exhaust Hood Type

Vented, Operable

Laundry Room Vented

Yes

Dryer Energy Source

Electric

Dryer Vent

Metal (Flex)

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.

Dryer Vent: Limited Visibility

Inspection of the laundry area was limited due to the ducting and plumbing being built in directly behind the large washer and dryer. The area behind the washer and dryer was inspected with an inspection mirror.



6: BATHROOM(S)

Information

Faucets & Piping

Satisfactory, Tub/Shower piping was not visible

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

Typical Nail Holes

Window Types

Dual Pane, Sliders, 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

7.3.1 Windows



Minor/Maintenance

DIRTY TRACKS

One or more windows appeared to have excessive dirt in their tracks but, are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



7.4.1 Floors



Moderate Observation

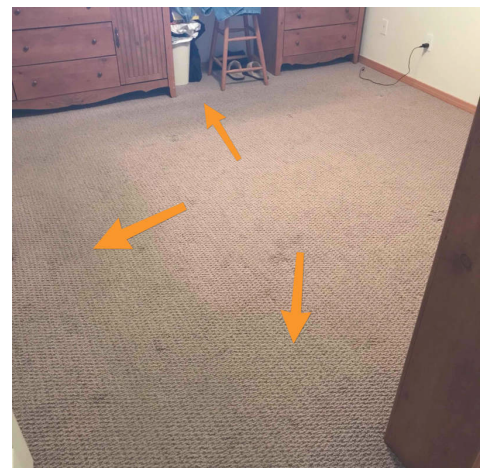
MODERATE WEAR

MASTER BEDROOM

Some floors in the home exhibited wear along major paths of travel. Recommend a qualified flooring contractor evaluate for a replacement carpet/pad

Recommendation

Contact a qualified flooring contractor



7.5.1 Walls



NAIL HOLES

Multiple holes from nails and screws throughout the home observed. Recommend repair if not reused.

Recommendation

Contact a handyman or DIY project

8: HEATING/COOLING

Information

Age of Heating Unit

15 Years old

Heating Equipment Brand

Tempstar

Age Of A/C Condensing Unit

Exterior
15 Years Old

Cooling Equipment Brand

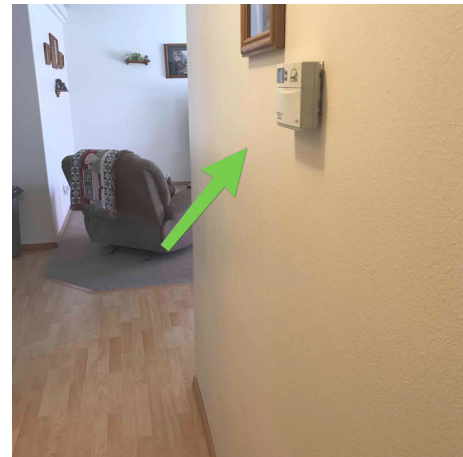
Frigidaire

Configuration

Central Heating and Air
Conditioning, Forced Air

Thermostat

Digital, Programmable



Primary Energy Source

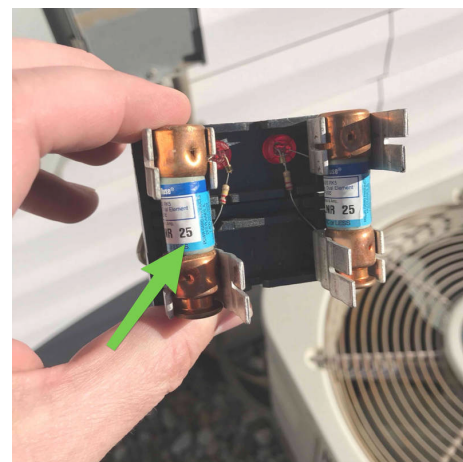
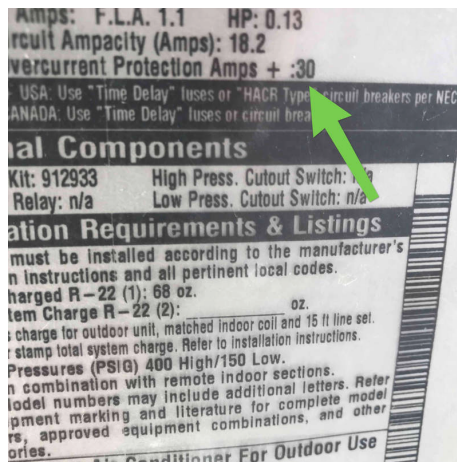
Natural Gas

A/C Disconnect Max Fuse/Breaker Rating

30 amps

A/C Disconnect Installed Fuse/Breaker Rating

25 amps

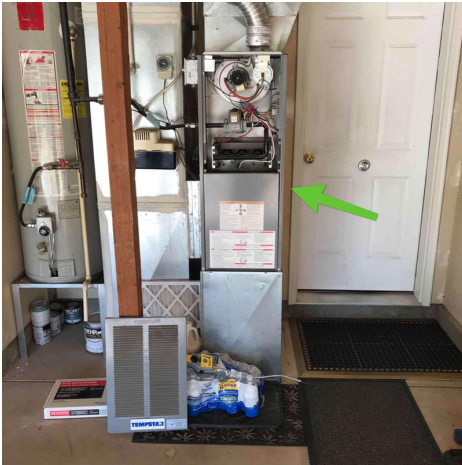


Ductwork

Insulated Flex Ducting, Cold Air
Return

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. Appropriate filter size appeared to be 20x16x1.



Heating Equipment: Servicing Needed

Garage

The HVAC system should be cleaned and serviced biannually. No recent service record observed. Recommend a qualified HVAC contractor clean, service and certify furnace.

Cooling Equipment: A/C Condenser

The air conditioning condensing unit 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. Recommend ensuring the HVAC Professional services the entire system at the next regularly scheduled service call.

9: PLUMBING

Information

Water Source

Public Municipal

Water Supply Piping Material

CPVC

Water Pressures/Flow

Satisfactory

Preferred water pressures are 40-80 psi.



Drain, Waste and Vent Materials

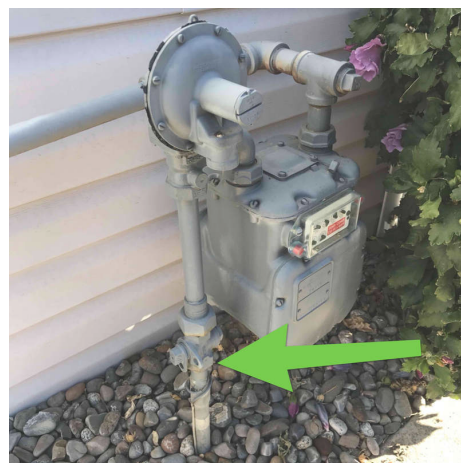
Acrylonitrile-Butadiene-Styrene (ABS)

Fuel Line Material

Black Iron, Satisfactory

Main Gas Shut-off Location

Gas Meter



Water Heater Type/Source

Gas

Water Heater Manufacturer

State

Capacity

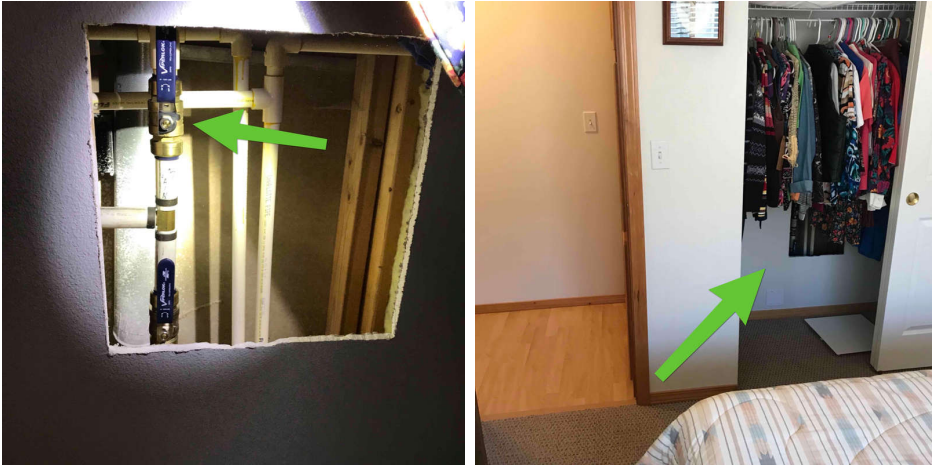
40 gallons

Temperature/Pressure Relief Valve

Installed, Proper Extension

Main Water Supply Shutoff Location

Bedroom Closet



Water Temperatures

Satisfactory, Water temperatures were at or below 120 degrees Fahrenheit

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

16 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

Not 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.](#)

Hot Water Systems, Controls, Flues & Vents: Water Heater - Older

It appeared the water heater is past the mid point of its useful life. Although the water heater was operating satisfactory, we recommend budgeting for a replacement in the future.

Fuel Storage & Distribution Systems: Combustible Gases

No combustible gases were detected at the time of inspection with an approved measuring device.

Limitations

Water Supply, Distribution Systems & Fixtures

SUPPLY PIPING

Due to the construction type of the building, very little of the supply piping was visible for inspection. Where visible the piping was free from defects.

Drain, Waste, & Vent Systems

DRAIN WASTE AND VENT PIPING

Observations

9.5.1 Hot Water Systems, Controls, Flues & Vents

 Moderate Observation

SEISMIC STRAPPING

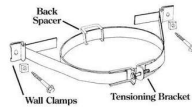
The seismic strapping was missing around the water heater. Recommend proper strapping be installed by a licensed plumber.

Recommendation

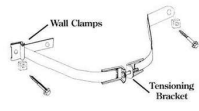
Contact a qualified plumbing contractor.



Universal "Wrap Around" Type



Corner Installation Type



How to Apply:

- Locate wall studs.
- Place the straps across the front of the water heater, a third of the way from the top and a third of the way from the bottom, and bolt each end into the studs.
- Tighten wall clamps to cinch up any slack in the straps.
- Use back spacers to support the water heater securely at the rear.
- Using the front tensioning brackets, lock the straps in place.

Your water heater stores valuable drinking water in an emergency. Keep this resource secure so it remains potentially available after an earthquake.

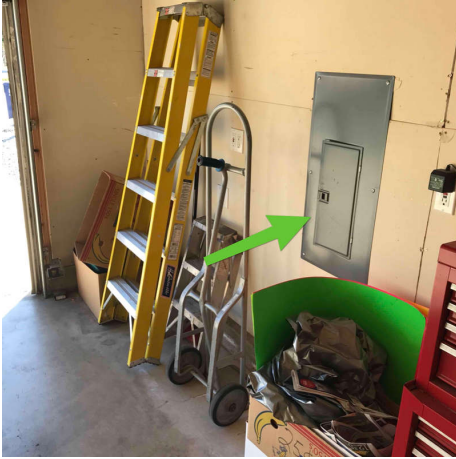


10: ELECTRICAL

Information

Main Panel Location

Garage



Service Capacity

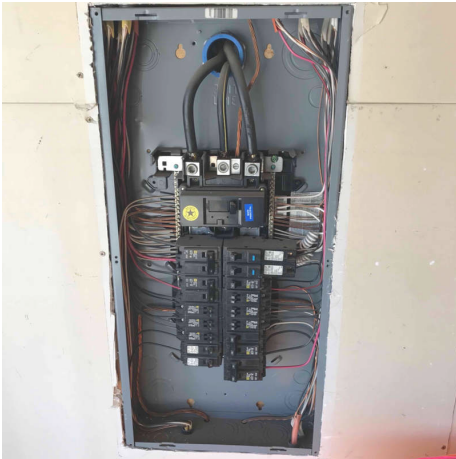
200 AMP, Satisfactory

Service Grounding Conductor

Service appears to be grounded

Panel Type

Circuit Breakers, Panel appears to be bonded



Sub Panel Location

Outbuilding



Sub Panel Neutrals

Neutral/Grounds are separated, Neutrals are isolated



GFCI Breakers

No

AFCI Breakers

Yes, Operable

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Romex

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

Garage

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

Electrical Main & Sub Panels: Sub Panel Service

Garden Shed

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

11: FOUNDATION & STRUCTURE

Information

Foundation Material

Seismic bolts were not visible,
Slab on Grade

Foundation

Not Visible

Foundation Moisture

No indications of moisture was
observed

Structural Support Material

Not visible

Sub-floor

Not Visible

Sump Pump, Waste Ejector Pump, Drains

None Apparent

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 concrete monolithic Slab-on-grade foundation. Inspection of the home's structural elements (girders, columns, joists, subfloor, beams) was limited but, showed no apparent structural damage other than normal settling of the structure over time.

Limitations

Columns

COLUMNS

Some columns, piers or supports were not inspected due to the finished basement.

Sub-Floor

NOT VISIBLE

Some sub-floor was not visible due to flooring materials throughout the home.

12: ATTIC, INSULATION & VENTILATION

Information

Attic Access Location

Bedroom

Attic Access

Scuttlehole/Hatch, Inspected from the attic access

Attic Insulation

Blown-in, Cellulose, 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, Ceiling Joists were not visible

Ventilation

Ventilation appears adequate

Attic Electrical

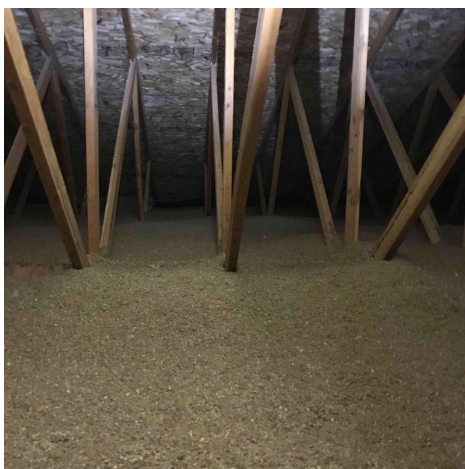
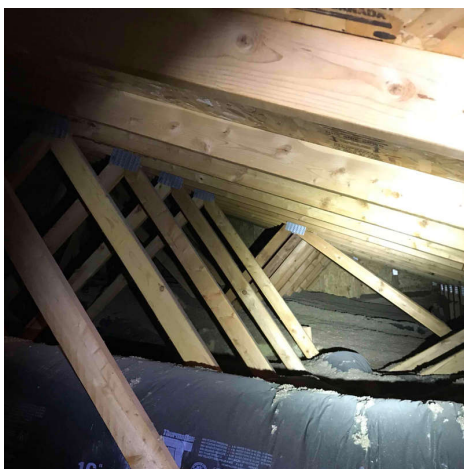
Exposed Wiring

Attic Insulation: Attic Insulation



Attic Structure: Attic Structure

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



Radon Mitigation: Radon Mitigation Installed

Garage Attic

A radon mitigation system was observed at the time of inspection. It appeared to be in satisfactory condition. 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 during the winter months and action should be taken if levels are found to be in excess of 4 pCi/L of air.



Limitations

Attic Structure

ATTIC INSULATION

The type of attic insulation installed makes it difficult and unsafe to traverse. Disturbing loose or blown-in insulation can decrease its efficiency. Inspection of the attic was limited and was completed from the access only.

Attic Electrical

ELECTRICAL WIRING

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

Observations

12.6.1 Attic Electrical

EXPOSED WIRING

ATTIC

Some exposed wiring observed at a loose/damaged light fixture. Recommend repair by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Moderate Observation



13: THERMOGRAPHY

Information

Air Infiltration
Satisfactory

Moisture Issues
None Apparent

Moisture Scan: No Moisture Found

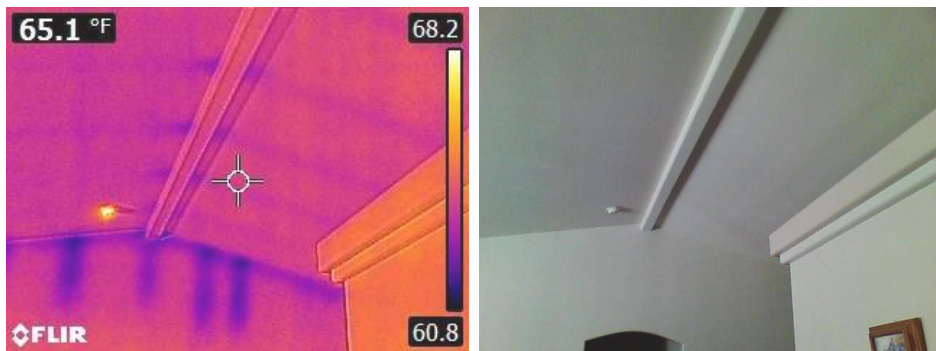
No moisture was found during the thermal scan at the time of inspection.

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.

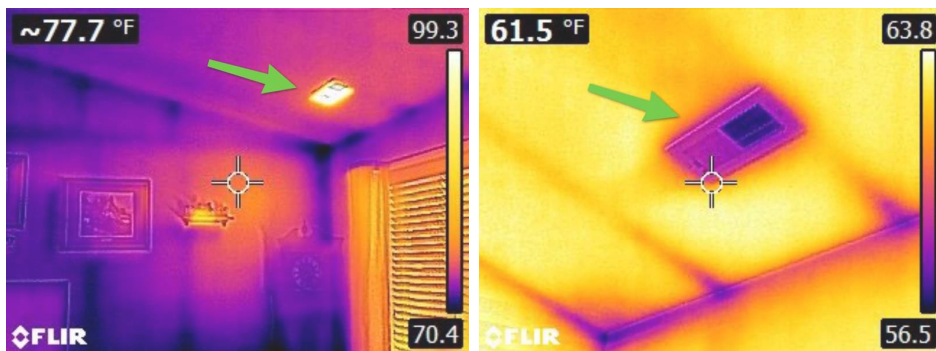
Air Infiltration Scan: Air Infiltration Satisfactory

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.



Heating Mode

Cooling Mode