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RESIDENTIAL REPORT

1234 Main St.
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Buyer Name

03/02/2019 9:00AM



Inspector

Andy Ballard

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Agent

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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  2.1.1 Roof - Coverings: Roof Install Not Permitted
-  2.2.1 Roof - Roof Drainage Systems: Gutters Missing
-  2.3.1 Roof - Flashings: Missing Flashing
-  2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Repoint Needed
-  3.1.1 Exterior - Siding, Flashing & Trim: Unsealed Penetration
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-  3.2.1 Exterior - Exterior Doors/Windows: Door Does Not Close or Latch
-  3.2.2 Exterior - Exterior Doors/Windows: Caulk Failing
-  3.4.1 Exterior - Porches & Steps: Stairs - Deteriorated
-  3.5.1 Exterior - Eaves, Soffits & Fascia: Fascia - Loose
-  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
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-  4.2.1 Plumbing - Drain, Waste, & Vent Systems: Improper Connection
-  4.2.2 Plumbing - Drain, Waste, & Vent Systems: Drain Component Near End of Service Life
-  4.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Improper Installation
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-  5.3.1 Basement, Foundation & Structure - Floor Structure: Evidence of Moisture Exposure
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-  7.5.1 Electrical - GFCI & AFCI: Open Ground/No GFCI Protection Installed
-  8.1.1 Fireplace - Vents, Flues & Chimneys: Chimney Liner Dirty
-  10.2.1 Doors, Windows & Interior - Windows: Failed Seal
-  10.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks

-  10.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
-  10.5.2 Doors, Windows & Interior - Ceilings: Popcorn Texture
-  10.5.3 Doors, Windows & Interior - Ceilings: Sub-standard Drywall Repair
-  10.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Handrail/Baluster Construction Unsafe
-  10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Hinge Loose
-  10.7.2 Doors, Windows & Interior - Countertops & Cabinets: Cabinets Damaged
-  10.8.1 Doors, Windows & Interior - Trim: Failing Paint/Finish

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Style

Ranch

Temperature (approximate)

30 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Snow

Limitations

General

SNOW LIMITED VISIBILITY

At the time of inspection, there was significant amounts of snow covering the grounds, to include parts of driveways, patios, and surrounding areas adjacent to the foundation. Where practical, I moved snow to gain observation, however much was unobserved.

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Ground, Ladder

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

N/A

Flashings: Material

Aluminum

Limitations

General

SNOW ON ROOF (FULL COVERAGE)

At the time of inspection, there was full snow coverage of the roof. Roof traverse conditions were deemed unsafe due to snow and/or ice. View of the entire roof covering was not possible and was not fully inspected.

Deficiencies

2.1.1 Coverings



Recommendation

ROOF INSTALL NOT PERMITTED

A permit search revealed no permits were pulled when the roof covering was recently replaced. The purpose of a roofing permit and subsequent inspections is to protect the interest and safety of property owners by documenting the work performed and ensuring established codes are followed. This is not an inherent defect, however, as I could not fully inspect the roof covering, and it was not inspected at the time of installation, there may be latent issues. On the positive side, it appears the roof decking was also replaced at the time of installation, and the simple design of the roof lends itself to the likelihood that the roof covering install may have been done correctly. Recommend request additional information from the homeowner regarding the roofing install and/or assessment by a qualified roofing professional when the snow thaws.

2.2.1 Roof Drainage Systems



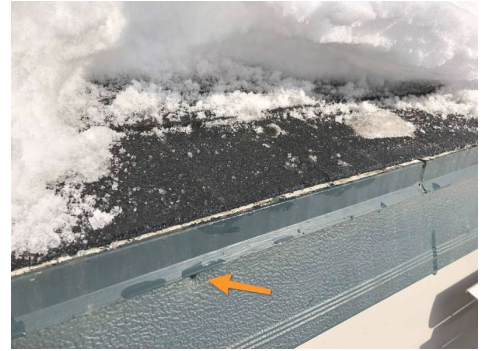
Recommendation

GUTTERS MISSING

There are no gutters present on the structure. Given the observed hole pattern throughout the aluminum fascia covering, there may have been gutters present on the house in the past. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact a qualified gutter contractor



There is a series of holes just at and/or beneath the drip edge that suggests there may have been gutters on the house previously.

2.3.1 Flashings

 Recommendation

MISSING FLASHING

Although I could not observe all roof locations, flashings were missing at one or more locations at the time of inspection. Flashings provide protection against moisture intrusion. Recommend continued monitoring and definitely get a closer look when the snow melts. Should there be flashing missing in multiple locations, contact a qualified roofing contractor evaluate and remedy. Most good roofing contractors can come out and assess the situation free of cost. I use Roman at [Performance Roofing](#), he has always treated my clients well and does exceptional work.

Recommendation

Contact a qualified roofing professional.



Flashing from sidewall over side entry roof stops short, it should be continuous across roof.



Kickout flashing missing here, with evidence of previous moisture exposure.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Safety Hazard

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry). I counted 13 courses of brick down from the top that had deteriorated mortar. It is likely that the masonry chimney cap is deteriorated as well. At least one loose brick was observed, so I have highlighted this as a safety concern. I recommend contacting a licensed chimney repair contractor. I have had success with [Dobson Chimney](#), they are affordable and trustworthy folks.

Recommendation

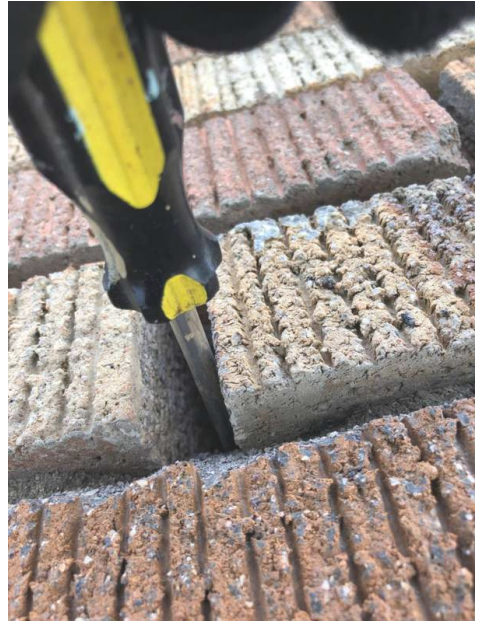
Contact a qualified chimney contractor.



This brick is loose and will fall eventually unless repairs are made.



From the top down there are at least 13 courses of brick that need mortar repointed.



This screwdriver is 6 inches long, you should not be able to do this.

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors/Windows	X			X
3.3	Walkways, Patios & Driveways	X			
3.4	Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			X
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Aluminum

Siding, Flashing & Trim: Siding Style

Clapboard

Exterior Doors/Windows:

Exterior Entry Door

Wood

Walkways, Patios & Driveways:

Driveway Material

Concrete, Gravel

Porches & Steps: Appurtenance

Front Porch

Porches & Steps: Material

Concrete

Deficiencies

3.1.1 Siding, Flashing & Trim

UNSEALED PENETRATION



At the time of inspection, one or more siding penetrations was lacking an appropriate seal.

Recommendation

Recommended DIY Project



All penetrations like this one need to be sealed.



Various siding penetrations need sealed.



Seal here. Also this is not a frost free hose bib, so good idea to protect in winter, and/or replace in future.

3.1.2 Siding, Flashing & Trim

 Maintenance Item

FAILING CAULK

One or more areas of siding had failing caulk. Recommend re-caulking to prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project



Failing caulk.

3.2.1 Exterior Doors/Windows

 Maintenance Item

DOOR DOES NOT CLOSE OR LATCH

FRONT DOOR

Door does not close or latch properly due to misalignment at the strike plate. Recommend qualified handyman adjust strike plate and/or lock, or this is usually an easy repair you can fix yourself.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a handyman or DIY project

3.2.2 Exterior Doors/Windows

 Maintenance Item

CAULK FAILING

Areas above doors or windows had failing caulk. Recommend re-caulking to prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project



Caulk deterioration.

3.4.1 Porches & Steps

STAIRS - DETERIORATED

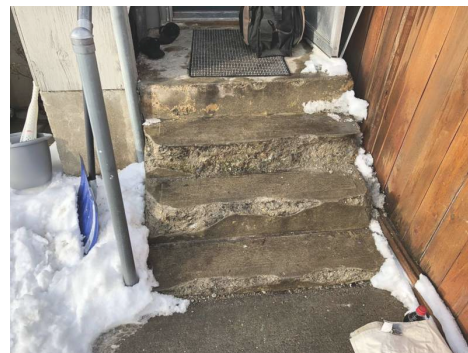
SIDE ENTRY

One or more sections of the exterior stairs are deteriorated. Also the rise and run ratio of the steps is not correct, which can pose a tripping hazard. Recommend qualified concrete contractor evaluate & repair. I have used [Allwright Concrete](#) in the past.

Recommendation

Contact a qualified concrete contractor.

 Safety Hazard



These concrete steps are shot.

3.5.1 Eaves, Soffits & Fascia

FASCIA - LOOSE

One or more sections of the fascia are loose. Recommend qualified individual evaluate & repair.

 Recommendation



Loose fascia.

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

 Recommendation

Grading is sloping towards the home in some areas, specifically on the north side of house near chimney. This could lead to water intrusion and left unchecked, eventually foundation issues. At least one window showed evidence of prior moisture exposure and wood rot due to close proximity to earth and negative grading. There were numerous sprinkler heads located in close proximity to the exterior foundation, so vigilant monitoring is recommended to keep the spray pattern away from the house. Recommend replacement of rotted wood and addition of window wells as needed. More importantly, recommend DIY project, or a qualified landscaper regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a handyman or DIY project



This is classic wood rot that needs replacement with pressure treated wood and the underlying moisture needs to be resolved with better grading and or addition of a window well.

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Safety Hazard

OPEN EGRESS WELL

Egress window well observed to be open (no cover). In areas that are easily accessible, such as this one, it is recommended that a cover be provided to eliminate a fall hazard, and this also helps keep moisture out.



Open egress well

3.6.3 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

EXTERIOR FOUNDATION VENEER ISSUES

One or more areas of the foundation veneer (cosmetic covering) showed evidence of disrepair. In this case the parge coat of the exterior foundation was deteriorated. Recommend repair as necessary to prevent moisture intrusion. Here is a link to learn more about this kind of [repair products](#), as well as a useful [video](#).

Recommendation

Contact a qualified professional.



Foundation parge coat is failing. Structural members can be seen. this needs to be sealed up to prevent moisture intrusion.

4: PLUMBING

		IN	NI	NP	D
4.1	Main Water Shut-off Device	X			
4.2	Drain, Waste, & Vent Systems	X			X
4.3	Water Supply, Distribution Systems & Fixtures	X			X
4.4	Hot Water Systems, Controls, Flues & Vents	X			X
4.5	Fuel Storage & Distribution Systems			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

Iron

Water Supply, Distribution Systems & Fixtures: Distribution Material

Galvanized, Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized, Pex

Water Supply, Distribution Systems & Fixtures: Kitchen Sink Condition

Serviceable

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Whirlpool

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

Limitations

Deficiencies

4.2.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

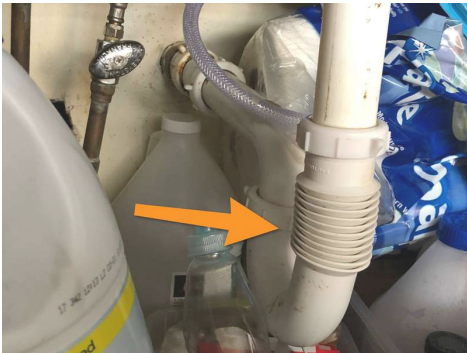


Recommendation

Improper connections were observed. There are flexible drain trap/discharge tube extensions installed for trap assemblies under the kitchen sink and main floor bathroom vanity. The kitchen sink drain was clogged/slowly draining, and the bathroom vanity drain leaked upon filling the basin and allowing to drain. Although the flexible, accordion-shaped pipe shown in the photo and video is sold in home improvement stores, it is not approved for installation by plumbing codes, which require that any waste pipe fitting have a smooth interior surface that allows the free flow of drain water and prevents waste buildup clogs. A professional plumber can adjust the tailpipe and trap assembly to use all rigid pipe. Recommend a qualified plumber evaluate and repair as necessary. As highlighted in other areas, there is evidence of unprofessional plumbing work done throughout the house, so a more thorough inspection by a plumber for all plumbing is warranted. Justin at [Vertical](#) is my go to plumber.

Recommendation

Contact a qualified plumbing contractor.



Flexible trap.



4.2.2 Drain, Waste, & Vent Systems

 Maintenance Item

DRAIN COMPONENT NEAR END OF SERVICE LIFE

Drum traps are common in older buildings and homes. Generally they are not allowed in modern plumbing. Had a professional plumbing contractor done the plumbing work, this trap would have been replaced. Drum traps usually work just fine, but they're more prone to getting clogged, and can be difficult to service. Recommend wait until a plumber is out doing other work to have your drum trap replaced.

Recommendation

Contact a qualified plumbing contractor.



Drum trap below main bath. These are old school.

4.3.1 Water Supply, Distribution Systems & Fixtures

 Recommendation

IMPROPER INSTALLATION

Distribution pipes were installed in a sub-standard way. at least one connection appeared to be under strain. Recommend a qualified plumber evaluate and properly fit and install pipes.



This connection should be made more in-line so that the connection is not under stress.

4.3.2 Water Supply, Distribution Systems & Fixtures

 Maintenance Item

VANITY IN NEED OF REPAIR

Basement vanity observed to be missing drain plug function. This does not allow proper filling of basin. Recommend plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

4.3.3 Water Supply, Distribution Systems & Fixtures

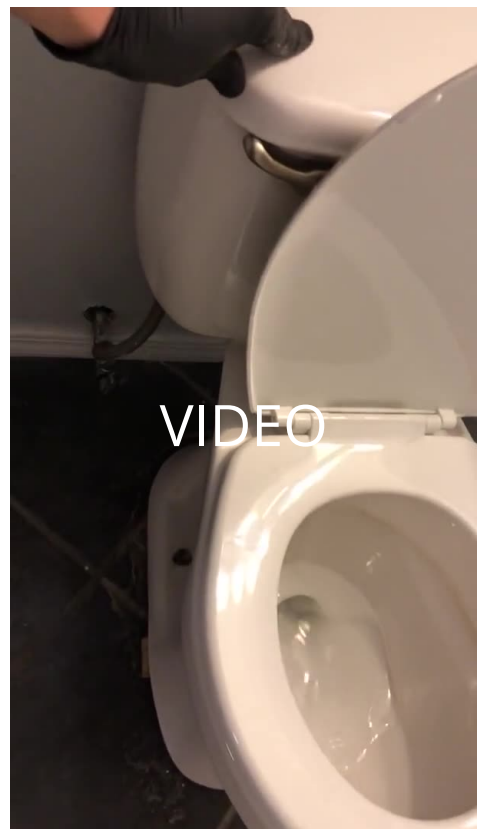
 Recommendation

TOILET LOOSE

Toilet is loose at the base. Recommend a qualified plumber evaluate and repair as necessary. Although not leaking currently, it is only a matter of time that the wax seal would be compromised, potentially allowing sewer gas entry into the home as well as leaks.

Recommendation

Contact a qualified plumbing contractor.



4.4.1 Hot Water Systems, Controls, Flues & Vents



Maintenance Item

MISSING TPR VALVE DISCHARGE PIPE

At the time of inspection, the hot water heater Temperature Pressure Relief (TPR) valve discharge pipe was observed to be missing. Discharge pipes are required to be installed at a length to within 6 inches from the floor (when an available floor drain is nearby). This is an easy repair. Recommend addition of discharge pipe (DIY/and or have a plumber install it when doing other repairs). The hot water heater appeared to be newer and in good condition otherwise.



Missing discharge pipe here.

5: BASEMENT, FOUNDATION & STRUCTURE

		IN	NI	NP	D
5.1	Foundation	X			
5.2	Basements & Crawlspace	X			
5.3	Floor Structure	X			X
5.4	Wall Structure	X			X
5.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete, Wood

Floor Structure: Material

Concrete

Floor Structure: Sub-floor

Inaccessible, Plank

Deficiencies

5.3.1 Floor Structure

 Maintenance Item

EVIDENCE OF MOISTURE EXPOSURE

In the limited unfinished areas that could be observed, there were signs of previous water staining in the underlying subfloor structure, likely caused by previous plumbing leaks. At the time of inspection, these areas were observed to be dry and were in tact upon probing. Recommend monitoring for any new moisture issues.



Water stains.

5.4.1 Wall Structure

 Maintenance Item

EVIDENCE OF WATER INTRUSION

Wall structure showed signs of water intrusion at an old flue pipe penetration. The structure is currently in tact, however continued and prolonged leaking could lead to structural damage over time. This may be tied to the chimney cap/mortar deterioration. Recommend monitoring for any active leaking and/or a hire qualified individual to identify source of moisture and remedy.



Previous moisture intrusion.

6: HEATING

		IN	NI	NP	D
6.1	Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			X
6.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Brand

Goodman

Equipment: Energy Source

Electric

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-insulated

AFUE Rating

95+

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Presence of Installed Heat Source in Each Room: Adequate Return/Supply Temperature Differential

Temperature difference between cold air returns and registers are expected to be a minimum of 15 degrees. This was tested at 16 degrees at time of inspection indicating proper function.

Deficiencies

6.3.1 Distribution Systems

 Recommendation

DUCT LEAKING

Supply duct was observed to be leaking air through a cut open flange in the duct. This may have been done to heat the floor space above, or to allow conditioned air to enter a floor joist bay in order to reach a register. In either case this is an inefficiency. Recommend a qualified HVAC technician evaluate and repair as necessary.

Recommendation

Contact a qualified HVAC professional.



This HVAC trunk line has been cut open.



Open ducting above ceiling register.

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors	X			X
7.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors
 Overhead

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

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

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

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, Cloth Sheath

Deficiencies

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

 Maintenance Item

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling or labeling was incomplete. Recommend a qualified electrician identify and map out locations when other electrical work is done.

7.3.1 Branch Wiring Circuits, Breakers & Fuses

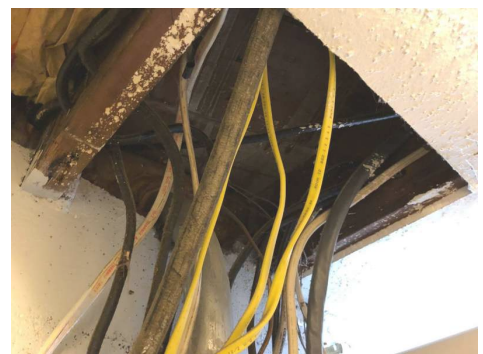
 Recommendation

UNPROTECTED OR INADEQUATELY SECURED WIRE

Electrical cables below 8-feet above the floor (in other words, within reach) are required to be protected either inside a wall, floor/ceiling bay, or running in conduit. Recommend electrician evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



Unprotected wires.

7.5.1 GFCI & AFCI

 Safety Hazard

OPEN GROUND/NO GFCI PROTECTION INSTALLED

Open grounds were observed in several locations. Ground Fault Circuit Interruptors (GFCI) protection was not present in all required locations. Open grounds in three prong receptacles are a common issue found in older homes. This is an unsafe condition and should be corrected. The repair is fairly simple and does not require rewiring the home as some mistakenly believe. Only those circuits with the ungrounded receptacles are required to be addressed. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Open Ground/No GFCI.



Open Ground.

8: FIREPLACE

		IN	NI	NP	D
8.1	Vents, Flues & Chimneys	X			X
8.2	Lintels	X			
8.3	Damper Doors	X			
8.4	Cleanout Doors & Frames	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type

Wood

Deficiencies

8.1.1 Vents, Flues & Chimneys

 Maintenance Item

CHIMNEY LINER DIRTY

Chimney box and liner had layer of creosote and dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean annually. I personally use [Oakenshield Chimney Service](#) for my own home.

Recommendation

Contact a qualified chimney sweep.



9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			
9.2	Ventilation	X			
9.3	Exhaust Systems	X			
9.4	Radon Mitigation System			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Flooring Insulation

Batt

Attic Insulation: Insulation Type

Blown, Cellulose

Ventilation: Ventilation Type

Gable Vents, Soffit Vents

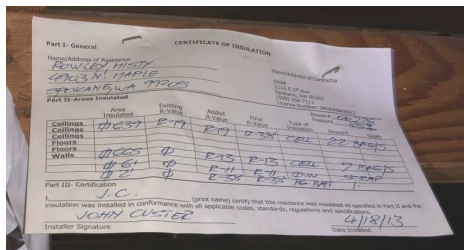
Exhaust Systems: Exhaust Fans

Fan Only

Attic Insulation: R-value

38

R-38 depth observed. R-49 is now standard. From an energy consumption standpoint adding additional depth in the future would be a cost-effective way to improve the house heating performance.



Insulation Certificate.

Limitations

Radon Mitigation System

NO RADON MITIGATION PRESENT

There was no radon mitigation system present in the house at the time of inspection. Radon is a significant health hazard for home occupants in which radon gas exists at high levels. The only way to confirm absence or presence of radon gas is to test for it. For more information regarding radon, please see the [EPA website](#). If at any point in the future you would like to test for the presence of radon in your home, please contact me.

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			
10.2	Windows	X			X
10.3	Floors	X			
10.4	Walls	X			X
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings	X			X
10.7	Countertops & Cabinets	X			X
10.8	Trim	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer

Unknown

Windows: Window Type

Single-hung

Floors: Floor Coverings

Hardwood, Laminate, Linoleum

Walls: Wall Material

Drywall, Plaster

Ceilings: Ceiling Material

Plaster, Popcorn Texture, Drywall

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Laminate

Deficiencies

10.2.1 Windows

 Recommendation

FAILED SEAL

Observed condensation between the window panes of some windows, which indicates a failed seal. Recommend qualified window contractor evaluate & replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Condensation between window panes.



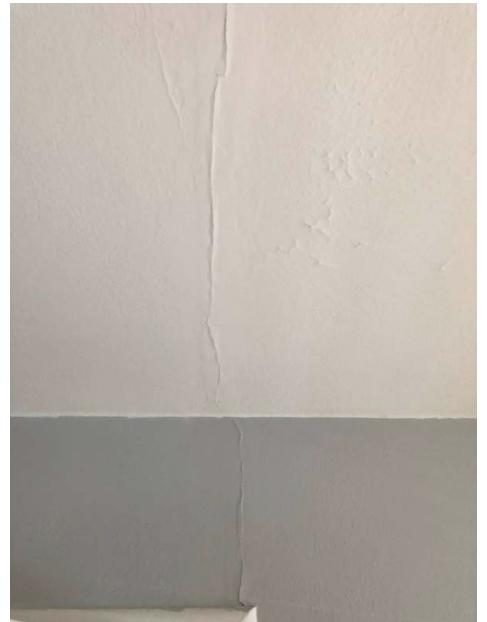
Seals blown between panes.

10.4.1 Walls

 Maintenance Item

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Minor plaster cracking.

10.5.1 Ceilings

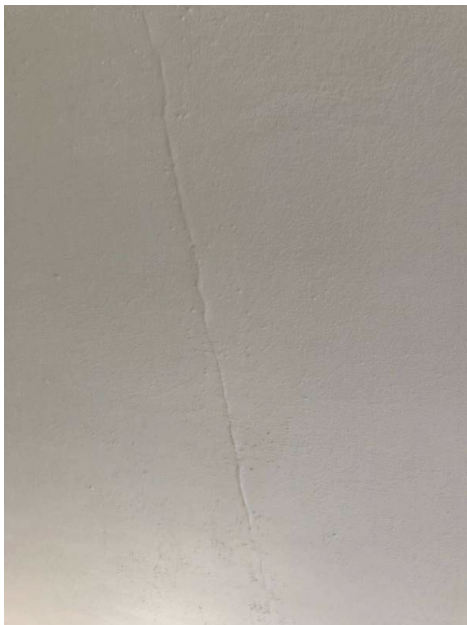
 Maintenance Item

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Recommend DIY/handyman patch or paint as necessary.

Recommendation

Contact a handyman or DIY project



Minor surface crack.



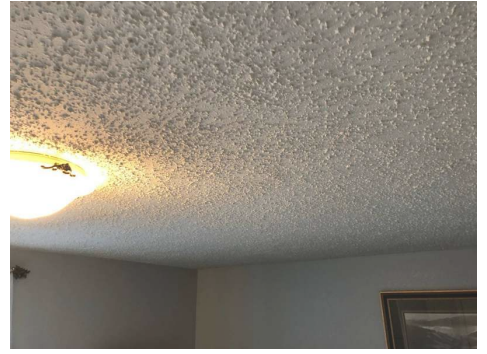
Cracks.

10.5.2 Ceilings

 Maintenance Item

POPCORN TEXTURE

The general condition of most ceilings appeared to be in serviceable condition at the time of inspection. NOTE- some forms of the ceiling coating and materials installed prior to 1978 have been known to contain asbestos. Typically this is only an issue during remodeling when the materials may be disturbed. Testing for this hazardous material is beyond the scope of this inspection. Please refer to the [Washington State Department of Health](#) recommendations regarding this issue.



Textured ceilings.

10.5.3 Ceilings

SUB-STANDARD DRYWALL REPAIR



Sub-standard drywall finishing observed at time of inspection in basement ceilings. Recommend re-patching/finishing as needed.

Recommendation

Contact a qualified drywall contractor.



Basement ceiling drywall.

10.6.1 Steps, Stairways & Railings

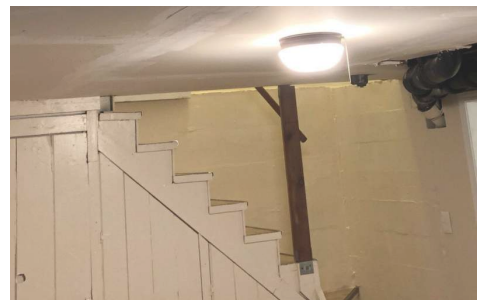
HANDRAIL/BALUSTER CONSTRUCTION UNSAFE



The overall construction of handrail and/or baluster spacing is not up to modern safety standards. The space between balusters should not allow passage of a 4 inch sphere for child safety. Recommend a qualified handyman or contractor repair and bring up to code.

Recommendation

Contact a qualified professional.



Stairs have no balusters.

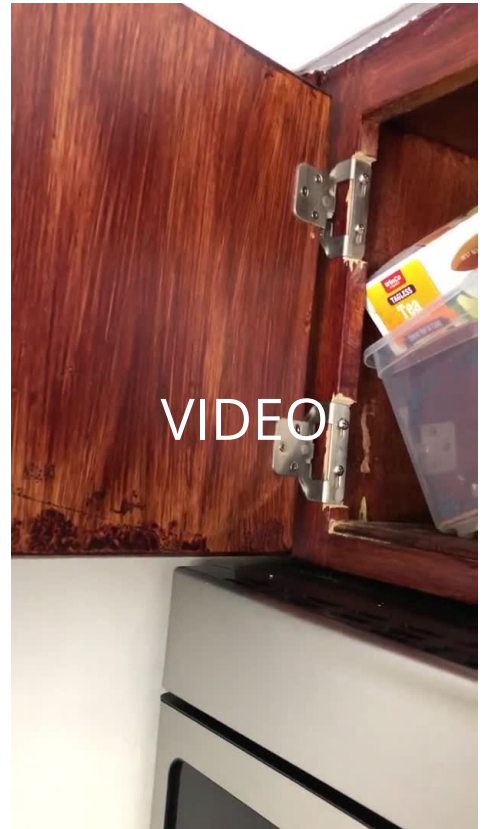
10.7.1 Countertops & Cabinets

CABINET HINGE LOOSE



One or more cabinet hinges were loose. Recommend a qualified handyman or DIY repair.

[Here is a helpful DIY article on cabinet repairs.](#)



10.7.2 Countertops & Cabinets

 Maintenance Item

CABINETS DAMAGED

Cabinets had visible damage at time of inspection. Specifically under the sink there was evidence of previous moisture exposure from prior plumbing leaks.



Moisture damaged cabinet floor.

10.8.1 Trim

 Maintenance Item

FAILING PAINT/FINISH

One or more areas of trim showed excessive wear or failing paint/finish. This is a cosmetic issue only. Also there was trim missing in some locations. Recommend maintenance with appropriate paint/finish.

Recommendation

Contact a handyman or DIY project



Paint failing.



Missing door trim.

11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher		X		
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Dryer	X			
11.5	Washer	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Refrigerator: Brand

Frigidaire

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Range/Oven/Cooktop:

Range/Oven Brand

Frigidaire

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Limitations

Dishwasher

PORTABLE DW

Was not plugged in, could not test

12: DETACHED GARAGE

		IN	NI	NP	D
12.1	Floor	X			
12.2	Garage Door	X			
12.3	Garage Door Opener	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Door: Material

Metal

Garage Door: Type

Automatic

Limitations

General

PERSONAL ITEMS OBSTRUCTING VIEW

The garage appeared to be in excellent condition, however it is worth noting that at the time of inspection personal items obstructed complete view of garage walls and floor



Personal items present.

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Basement, Foundation & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or

components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.