



## RESIDENTIAL REPORT

1234 Main St.  
STANWOOD Washington 98292

Buyer Name

03/25/2018 9:00AM



Inspector

Isaac McDowell

WASHI#2116

4254186804

[isaac@reliancehomeinspection.net](mailto:isaac@reliancehomeinspection.net)



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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# SUMMARY

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57

ITEMS INSPECTED

15

RECOMMENDATION

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- ⊖ 2.1.1 Roof - Coverings: Replacement
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutters installation is loose
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Loose Boards
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Rot - Minor
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Caulking Cracking
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Beam Connections
- ⊖ 4.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Rodent
- ⊖ 5.3.1 Heating - Vents, Flues & Chimneys: Fireplaced remove
- ⊖ 6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Expansion Tank
- ⊖ 6.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Earthquake straps missing
- ⊖ 6.4.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR valve not connected
- ⊖ 8.1.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- ⊖ 9.2.1 Doors, Windows & Interior - Windows: Improper Installation
- ⊖ 11.1.1 Fence - Fence Condition: Fence Worn Out

# 1: INSPECTION DETAILS

## Information

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### In Attendance

Client's Agent, Home Owner

### Occupancy

Furnished, Occupied

### Style

Rambler

### Temperature (approximate)

50 Fahrenheit (F)

### Type of Building

Single Family

### Weather Conditions

Dry, Cloudy

## OverView

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

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

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

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

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

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

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

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

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

## 2: ROOF

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

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**Inspection Method**

Roof

**Roof Type/Style**

Gable

**Coverings: Material**

Asphalt

**Roof Drainage Systems: Gutter Material**

Aluminum

**Flashings: Material**

Aluminum

### Observations

2.1.1 Coverings

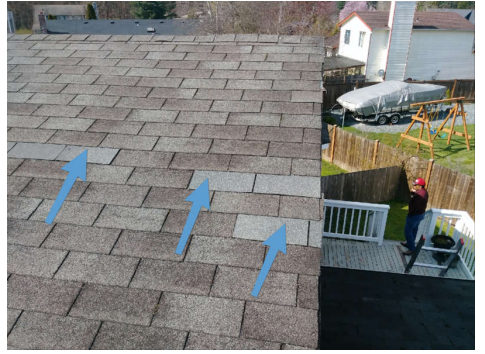
**REPLACEMENT**

Roof is at or beyond expected life span. Shingles are cracked, warped, and delaminating. Multiple repairs have been made. Recommend replacement of the roof by a licensed/qualified roofer.

Recommendation

Contact a qualified professional.





2.2.1 Roof Drainage Systems

**GUTTERS INSTALLATION IS LOOSE**

In one or more places the gutters were coming away from the house. I recommend having gutters re-installed and secured to the house.

When the new roof is installed, make sure there is proper overhang into the gutters.

Recommendation

Contact a qualified roofing professional.





# 3: EXTERIOR

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

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## Information

### Inspection Method

Crawlspace Access, Attic Access,  
Visual

### Siding, Flashing & Trim: Siding Material

Wood

### Siding, Flashing & Trim: Siding Style

Panels

### Exterior Doors: Exterior Entry Door

Steel

### Walkways, Patios & Driveways: Driveway Material

Concrete

### Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps

### Decks, Balconies, Porches & Steps: Material

Wood

## Observations

### 3.1.1 Siding, Flashing & Trim

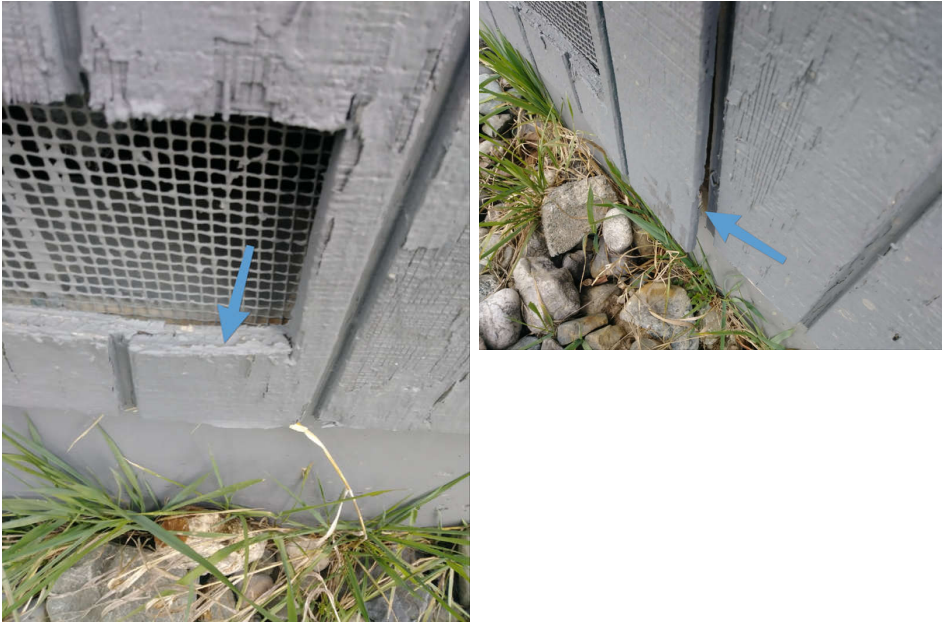
#### LOOSE BOARDS

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

#### Recommendation

Contact a qualified professional.





### 3.1.2 Siding, Flashing & Trim

#### **ROT - MINOR**

Signs of rot in the siding was noted in several locations around the house. Gutter end appears to be leaking, causing water damage and rot to the siding. Recommend further evaluation and repairs as needed to prevent further damage.

#### Recommendation

Contact a qualified professional.



### 3.1.3 Siding, Flashing & Trim

#### **CAULKING CRACKING**

Caulking around one or more windows was cracking. I recommend cleaning out old caulking, and sealing with new caulking to prevent any potential moisture intrusion issues.

#### Recommendation

Recommended DIY Project



3.4.1 Decks, Balconies, Porches & Steps

**DECK - ROTTED BOARDS**

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Basements & Crawlspace				
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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## Information

**Inspection Method**  
Crawlspace Access, Visual

**Foundation: Material**  
Concrete

**Floor Structure: Material**  
Wood floor joists

**Floor Structure: Sub-floor**  
Plywood

**Floor Structure:  
Basement/Crawlspace Floor**  
Dirt

## Observations

### 4.2.1 Basements & Crawlspace

#### BEAM CONNECTIONS

Under the house in the crawl space, the post and beam connections are only made on one side of each post/beam. I recommend installing positive connections on each side of every post/beam.

Recommendation

Contact a qualified general contractor.



I recommend duplicating this on the opposite side of each post.

4.2.2 Basements & Crawlspaces

**RODENT**

Rodent evidence was present in the crawl space. Droppings on the vapor barrier and one dead carcass found. Reccommend monitoring and having pest control contractor evaluate if necessary.

Recommendation

Contact a qualified professional.



# 5: HEATING

		IN	NI	NP	O
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Vents, Flues & Chimneys	X			
5.4	Presence of Installed Heat Source in Each Room	X			

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## Information

**Equipment: Energy Source**

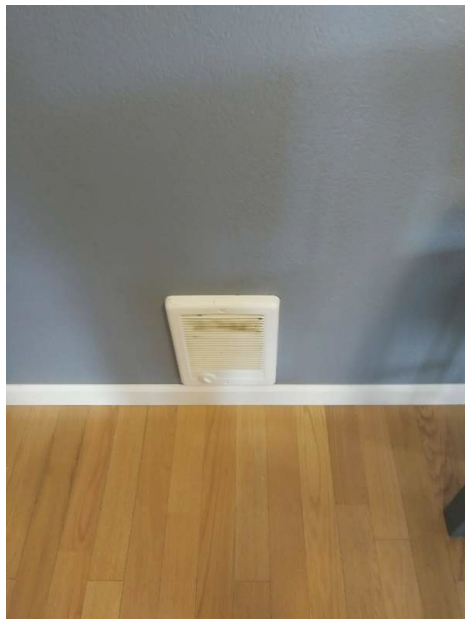
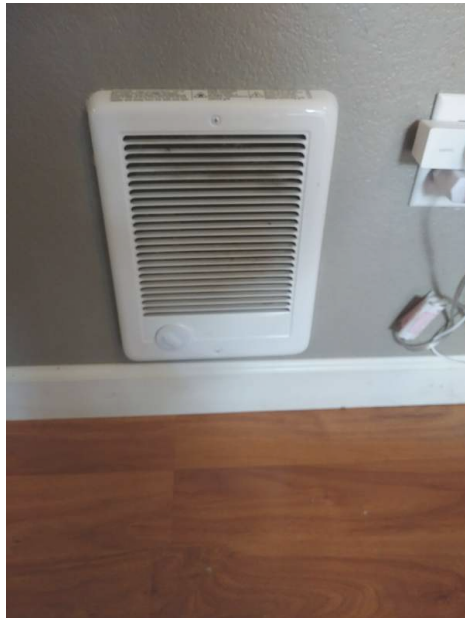
Electric

**Equipment: Heat Type**

Electric Wall Heater

**Equipment: Brand**

Cadet



## Observations

### 5.3.1 Vents, Flues & Chimneys

#### **FIREPLACED REMOVE**

It was observed that the fireplace was removed. This is just an observation. If there are no plans to re-install then the chimney can be removed from the roof.

Recommendation

Contact a qualified professional.



# 6: PLUMBING

		IN	NI	NP	O
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Supply, Distribution Systems & Fixtures	X			
6.4	Hot Water Systems, Controls, Flues & Vents	X			

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## Information

**Filters**

None

**Water Source**

Public

**Main Water Shut-off Device:**

**Location**

Hot water tank

**Drain, Waste, & Vent Systems:**

**Drain Size**

2", 1 1/2"

**Water Supply, Distribution**

**Systems & Fixtures: Water**

**Supply Material**

Copper

**Hot Water Systems, Controls,**

**Flues & Vents: Power**

**Source/Type**

Electric

**Hot Water Systems, Controls,**

**Flues & Vents: Capacity**

50 gallons

**Hot Water Systems, Controls,**

**Flues & Vents: Location**

Main Floor, Washer/Dryer Area

**Drain, Waste, & Vent Systems: Material**

ABS



**Water Supply, Distribution Systems & Fixtures: Distribution Material****Copper****Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Rheem

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.](#)

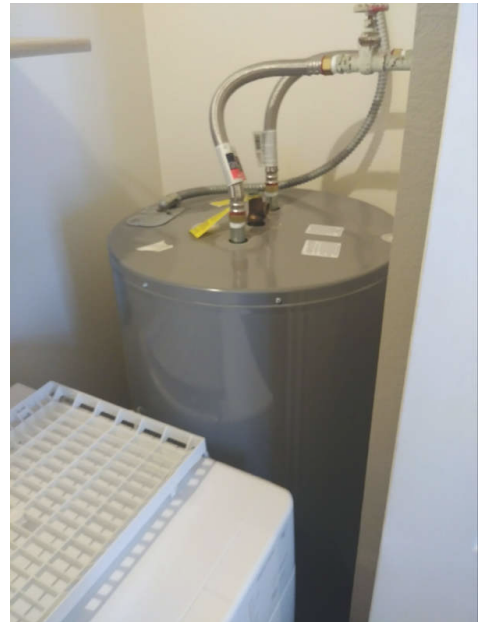
**Observations****6.4.1 Hot Water Systems, Controls, Flues & Vents****NO EXPANSION TANK**

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.



## Recommendation

Contact a qualified plumbing contractor.



## 6.4.2 Hot Water Systems, Controls, Flues &amp; Vents

**EARTHQUAKE STRAPS MISSING**

At the time of inspection no earthquake straps were installed. The home owner showed me the straps and said they plan on installing. Recommend verifying installation of straps.

## Recommendation

Contact a qualified professional.



## 6.4.3 Hot Water Systems, Controls, Flues &amp; Vents

**TPR VALVE NOT CONNECTED**

TPR valve was not connected. It is important that these are connected properly. I recommend licensed plumber connects the TPR properly.

## Recommendation

Contact a qualified professional.



# 7: ELECTRICAL

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

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## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Overhead

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

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
Garage

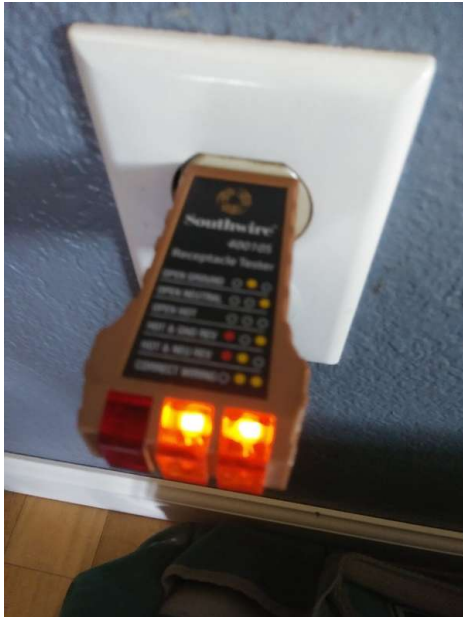
**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**  
Copper

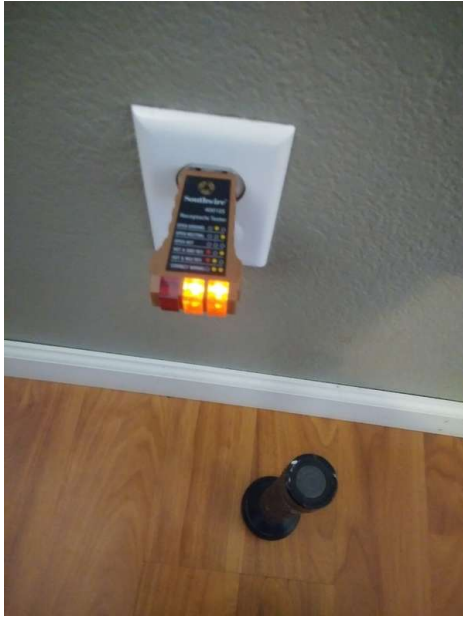
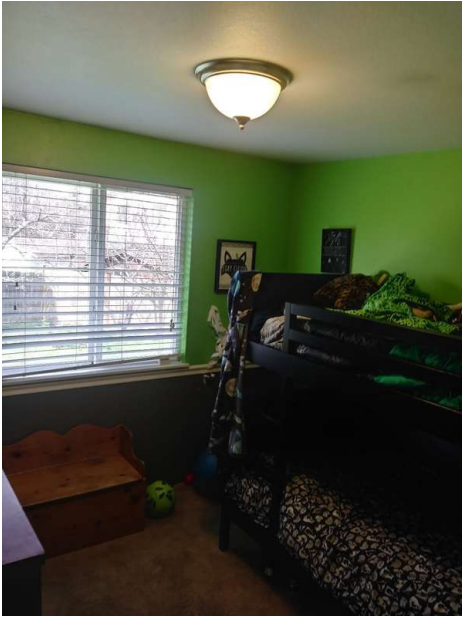
**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Challenger**



**Lighting Fixtures, Switches & Receptacles: Overview**





# 8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
8.1	Attic Insulation	X			X
8.2	Vapor Retarders (Crawlspace or Basement)	X			
8.3	Ventilation	X			
8.4	Exhaust Systems	X			

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## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Metal (Flex)

### Flooring Insulation

Batt

### Attic Insulation: Insulation Type

Blown

### Ventilation: Ventilation Type

Gable Vents, Soffit Vents

### Exhaust Systems: Exhaust Fans

Fan with Light

## Observations

### 8.1.1 Attic Insulation

#### INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation. Approximately 12" thick will achieve a R38 value in the attic.

#### Recommendation

Contact a qualified insulation contractor.







# 9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
9.1	Doors	X			
9.2	Windows	X			X
9.3	Floors	X			
9.4	Walls	X			
9.5	Ceilings	X			
9.6	Steps, Stairways & Railings	X			
9.7	Countertops & Cabinets	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Windows: Window Manufacturer**    **Floors: Floor Coverings**

West Coast Vinyl

Carpet

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

Drywall

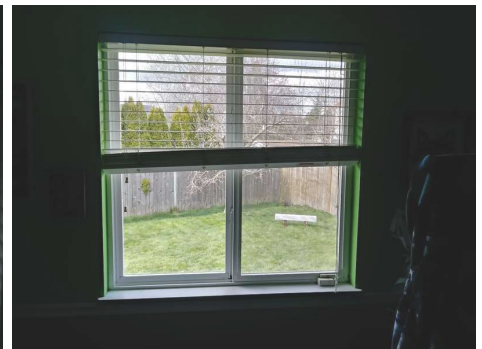
**Countertops & Cabinets:**

**Cabinetry**

Wood

**Windows: Window Type**

Sliders



## Observations

9.2.1 Windows

**IMPROPER INSTALLATION**

Windows was installed directly over the siding with no window trim installed. The flange is nailed and caulked to the siding. Exterior window trim should be installed, and sealed to prevent any potential water intrusion issues.

Recommendation

Contact a qualified window repair/installation contractor.



# 10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			

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## Information

**Dishwasher: Dishwasher**



**Refrigerator: Fridge**



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

**Range/Oven/Cooktop: Exhaust  
Hood Type  
Re-circulate**



**Range/Oven/Cooktop: Range**



# 11: FENCE

		IN	NI	NP	O
11.1	Fence Condition	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Observations

### 11.1.1 Fence Condition

#### **FENCE WORN OUT**

In one or more places the fence showed signs of wear and in need of repairs/replacement. I recommend a licensed contractor evaluates and repairs/replaces as needed.

