



SUMMARY
1234 Main St. Centralia WA 98531
Buyer Name
05/01/2019 9:00AM

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Comment Key - Definitions

This report divides deficiencies into three categories; **Urgent (in red)**, **Consideration (in orange)**, and **Awareness (in blue)**. Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

Urgent - Significant items or components that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a **Qualified Contractor**.

Consideration - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a **Handyman/DIY or Qualified Contractor** and may not be considered routine maintenance. In some cases we will recommend a qualified/licensed contractor, depending on the item complexity.

Awareness - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a **Homeowner or Handyman**.

Included in this section are (1) items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection and (2) general wear and tear items that are not necessarily in need of repair but the inspector just wanted to make the homeowner aware of his opinion on the item. Minor concrete walkway cracking may fall in to this category, as an example. Also in this category are items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in our professional opinion and based on what we observed at the time of inspection, and these categorizations should not be construed as to mean that items designated as "**Awareness**" or "**Consideration**" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision - if this inspection is part of a real estate transaction. Once again it is the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.

Cornerstone Northwest Inspections strives to perform all inspections in compliance with the Washington State Standards of Practice (SOP), found in Washington Administrative Code (WAC) Chapter 308-408C, found at: <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C>. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these SOPs. When systems or components designated in the SOPs were present but not inspected, the reason(s) the item was not inspected will be stated as a "Limitation". This inspection is neither technically exhaustive or quantitative.

Please read the complete Header text when you receive the full report, as this is an abbreviated summary provided for your inspection report summary.

Thank you for trusting Cornerstone Northwest Inspections, where *YOUR Peace of Mind is OUR Business*.

2.1.1 Roof Drainage Systems

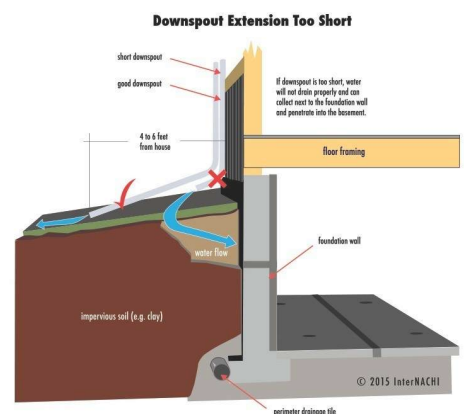
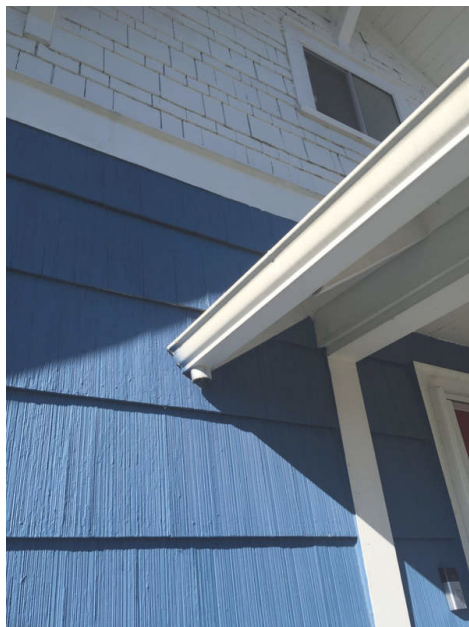
DOWNSPOUTS MISSING

ENTIRE HOME EXCEPT THE VERY REAR

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend installation of downspouts and extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a handyman or DIY project



2.1.2 Roof Drainage Systems

GUTTER DAMAGED

BACK LEFT OF HOME



Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend repair.

Recommendation

Contact a handyman or DIY project



2.1.3 Roof Drainage Systems

GUTTER IMPROPERLY SLOPED

BACK RIGHT SIDE OF HOME

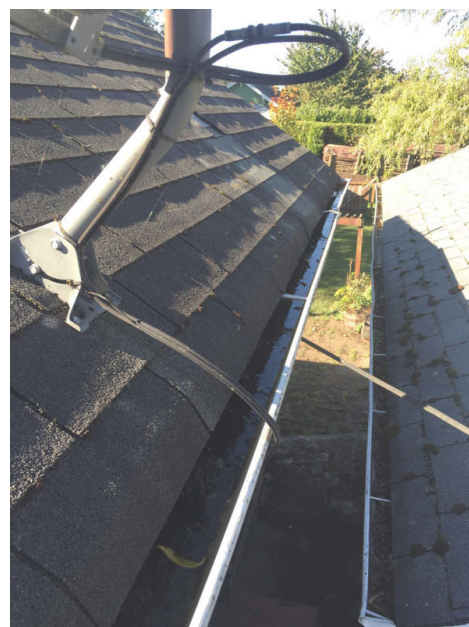
Gutters are improperly sloped in areas, which could result in runoff drainage over the edge of gutter, placing water next to the home. Recommend adding additional downspout to the rear of home on the right.

Recommendation

Contact a handyman or DIY project



Consideration



2.3.1 Flashings

EXPOSED NAIL HEADS

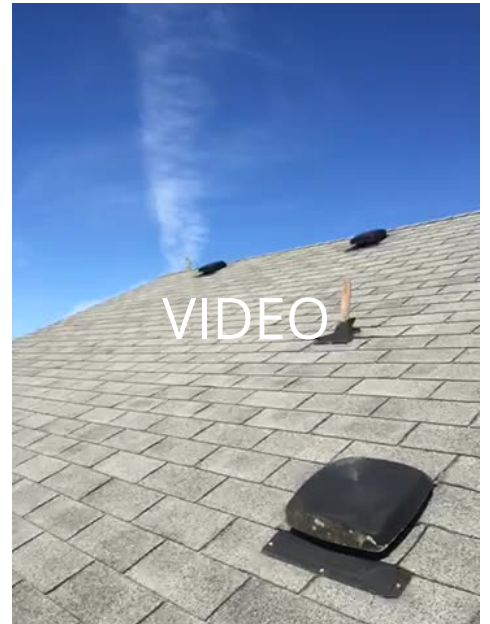
Roof vents have exposed nail heads. This can allow water penetration over time. Recommend a dab of silicone caulk to seal. Most roof vents on the home have this condition.

Recommendation

Contact a handyman or DIY project



Consideration



3.1.1 Siding, Flashing & Trim

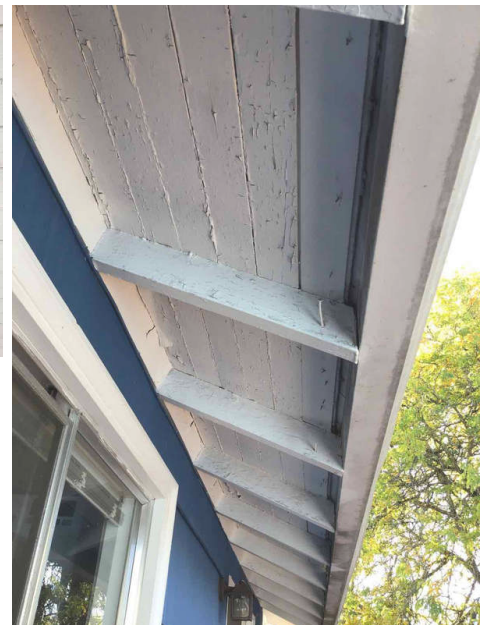
CAULKING NEEDED



Soffit needs scraping, caulking, and painting. Lack of caulking will allow moisture intrusion, which leads to wood rot and other structural moisture issues. Recommend scraping, caulking, and painting. Also recommend filling holes below electric panel. Moisture will get into the wall structure and cause damage. Recommend filling and painting.

Recommendation

Contact a handyman or DIY project



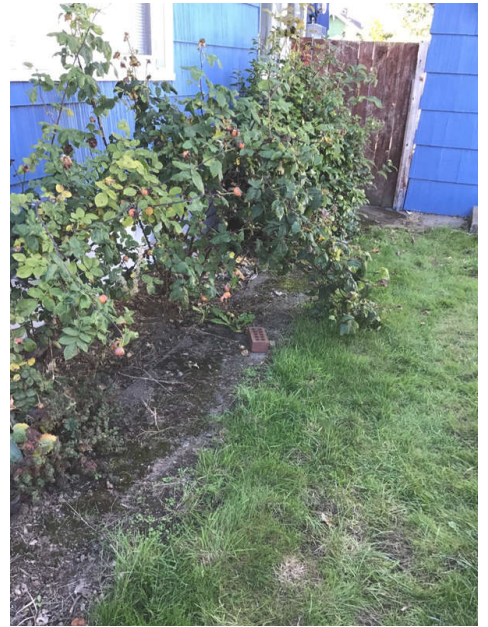
3.2.2 Walkways, Patios & Driveways

VEGETATION OVERGROWING WALKWAY



Vegetation is over growing walkway. Recommend trimming to prevent tripping.

Recommendation
Recommended DIY Project



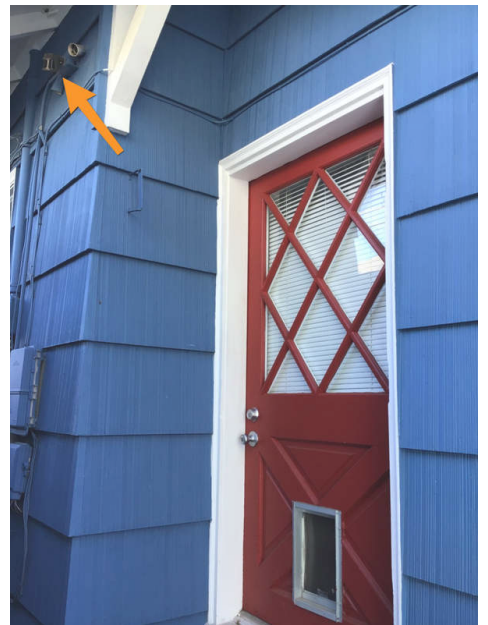
3.3.1 Exterior Doors

NO EGRESS LIGHTING

No operable egress lighting by side door. All exit doors should have functioning lighting. May need bulbs replaced in fixture.

Recommendation

Contact a handyman or DIY project



3.4.1 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/ weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Contact a handyman or DIY project





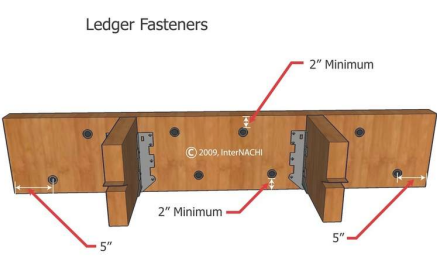
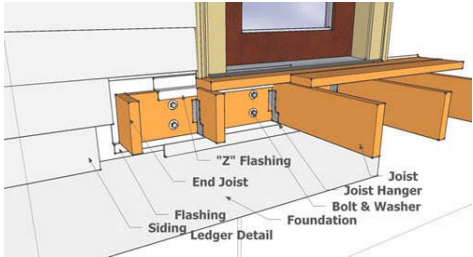
3.4.2 Decks, Balconies, Porches & Steps

LEDGER BOARD IMPROPERLY INSTALLED

 Consideration

There is no ledger board attaching the front porch to the house. This can cause the deck to pull away from the building and possibly collapse. Recommend ledger board be properly installed and attach deck to it.

Recommendation
Contact a qualified deck contractor.



3.4.4 Decks, Balconies, Porches & Steps

LOOSE HANDRAIL

 Consideration

Front stair handrails loose & too low. Recommend repairing and raising to 36" height.

Recommendation
Contact a qualified professional.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

FOLIAGE TOO CLOSE TO EXTERIOR CLADDING.

BOTH SIDES OF HOUSE

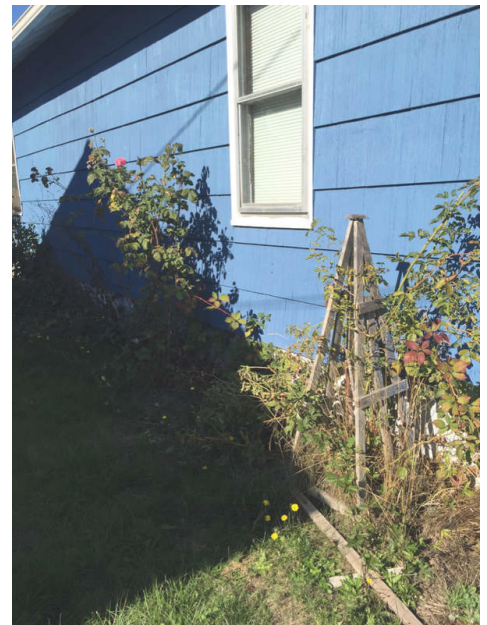
This condition promotes moisture introduction to exterior cladding, which may cause material rot and decay. Recommend removal of all foliage within 1 feet of structure.

Recommendation

Contact a handyman or DIY project



Consideration



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

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend identification and map out locations.

Recommendation

Contact a qualified electrical contractor.



Consideration



Each circuit should be labeled

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

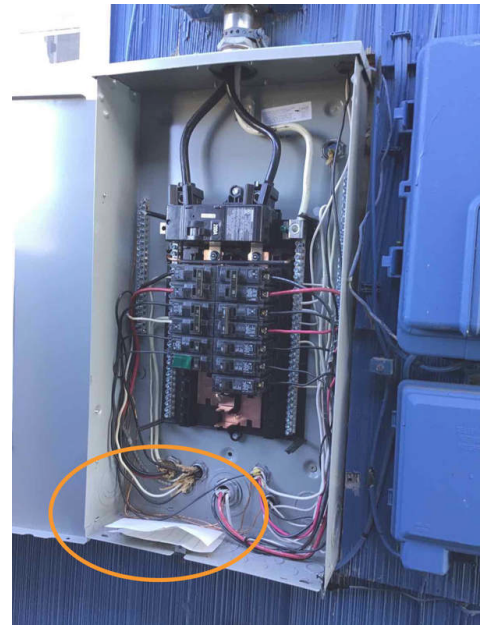
DEBRIS IN PANEL

Debris in panel is a fire hazard. Recommend removing labeling stickers from panel and using to label circuits.

Recommendation
Recommended DIY Project



Consideration



5.2.1 Branch Wiring Circuits, Breakers & Fuses

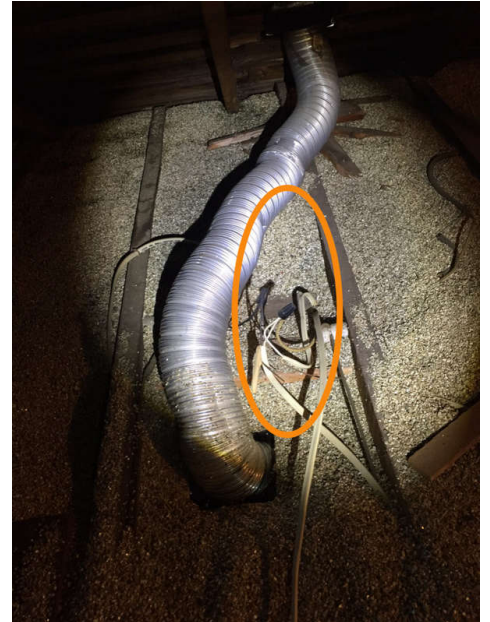
IMPROPER WIRING

These wiring connections should be in an electrical box. Recommend securing connections in a box for safety.

Recommendation
Contact a qualified electrical contractor.



Consideration



5.2.2 Branch Wiring Circuits, Breakers & Fuses

KNOB AND TUBE WIRING



Consideration

Knob and tube wiring exists in most of the home. This is generally not a problem. The big problem with knob and tube wiring is there is no ground wire that keeps equipment and people safe and keep them from being shocked. I recommend evaluation by an electrician to ensure the home is safely wired.

Recommendation

Contact a qualified professional.



5.3.2 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLE



Consideration

All receptacles in the home are ungrounded. Home has original ungrounded, knob and tube wiring and a mixture of older, two slot and newer, two slot-with-ground receptacles. The electrical receptacles that have been replaced and look modern do not have a ground wire attached. Home has original interior ungrounded wiring and receptacles. To eliminate safety hazards to people and equipment, all receptacles should be grounded. Recommend evaluation and repair by licensed electrician.

Recommendation

Contact a qualified electrical contractor.



5.4.1 GFCI & AFCI

GFCI IMPROPER FUNCTION

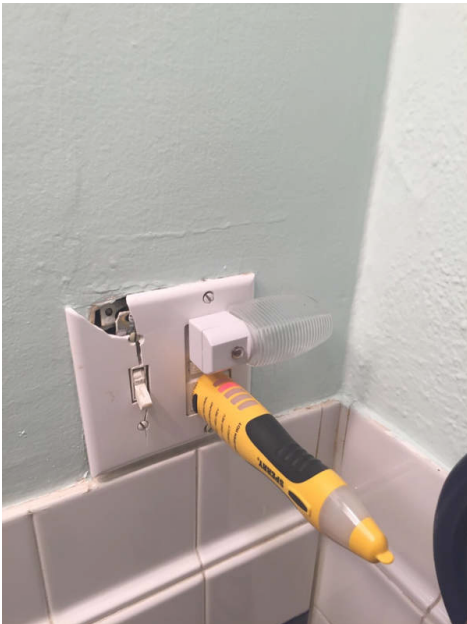
EXTERIOR PLUG NEAR HOT TUB, DOWNSTAIRS BATHROOM,

GFCI outlet did not function as designed. It is also displaying an open ground fault, which means it is not grounded back to the panel. Recommend evaluation and repair/replace.

Recommendation

Contact a qualified electrical contractor.

 Urgent



5.4.2 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

LAUNDRY ROOM, KITCHEN, BATHROOM.

 Urgent

No Ground Fault Circuit Interruption (GFCI) protection present in the noted locations. Modern building standards include GFCI protection at the service panel, with a GFCI breaker, or individual receptacle locations anywhere moisture is likely present - exterior, bathroom, kitchen, garage, hot tubs, etc. Recommend installation of GFCI protection breakers or individual receptacles in all required locations.

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

Recommendation

Contact a qualified electrical contractor.

5.5.1 Smoke Detectors

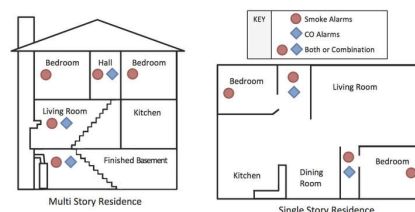
MISSING SMOKE DETECTOR

FRONT BEDROOM AND DOWNSTAIRS HALLWAY BETWEEN THE BEDROOMS.

Smoke detectors are missing in hallway, near bedroom doors and in front bedroom. This is a safety hazard. Recommend installation.

Recommendation

Contact a handyman or DIY project



5.5.2 Smoke Detectors

LOW BATTERY

MASTER BEDROOM.

Smoke detector failed to respond when tested. Recommend battery be replaced and retest.

Recommendation

Contact a handyman or DIY project



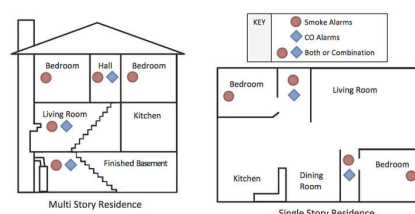
5.6.1 Carbon Monoxide Detectors

MISSING CARBON MONOXIDE DETECTOR

Carbon monoxide detectors are missing. Current accepted standards are to place carbon monoxide detectors in hallways near bedrooms and in common living spaces. Recommend Installing CO detectors.

Recommendation

Contact a handyman or DIY project



6.1.1 Equipment

FILTER PLACEMENT

The furnace filter was placed precariously inside unit. Check manufacturers instructions for air filter placement. Recommend replacement.

Recommendation

Recommended DIY Project





6.3.1 Distribution Systems

SUPPLY DUCTS NEED INSULATION

Consideration

Supply ducts need insulation. You are losing heating efficiency...and money. Recommend Insulating all supply ducts.

Recommendation

Contact a handyman or DIY project



8.3.1 Hot Water Systems, Controls, Flues & Vents

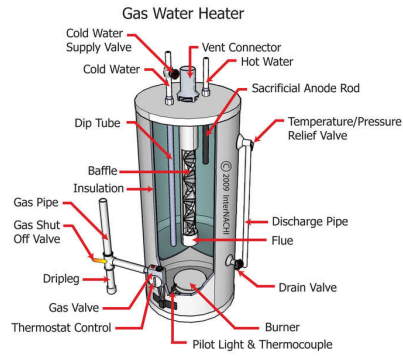
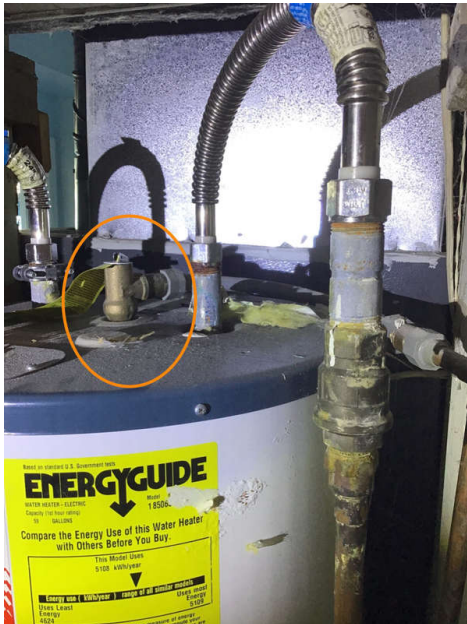
TPR VALVE DISCHARGE PIPE

Consideration

Temperature Pressure Relief (TPR) valve discharge pipe is improperly installed/routed. Piping is undersized and does not terminate correctly. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



8.3.2 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN



No drip pan was present. Recommend installation.

Recommendation

Contact a handyman or DIY project



8.3.3 Hot Water Systems, Controls, Flues & Vents

NO SEISMIC STRAPS



No seismic straps present. Recommend installing in accordance with standards.

Recommendation

Contact a handyman or DIY project



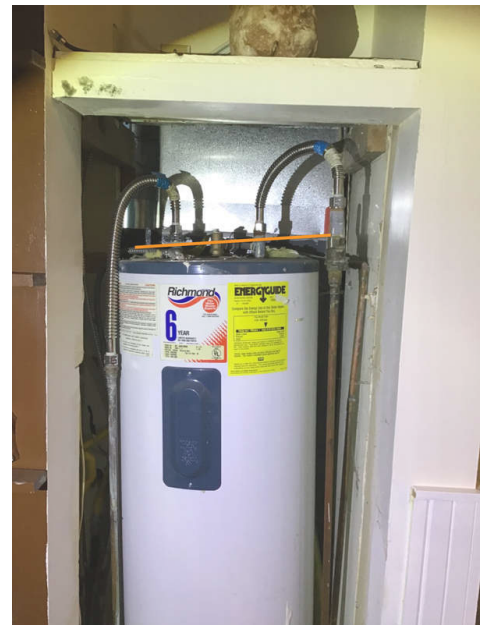
8.3.4 Hot Water Systems, Controls, Flues & Vents **NOT LEVEL**

Water heater is not level. Recommend leveling.

Recommendation

Contact a handyman or DIY project

Consideration



9.1.1 Doors

DOOR KNOB LOOSE

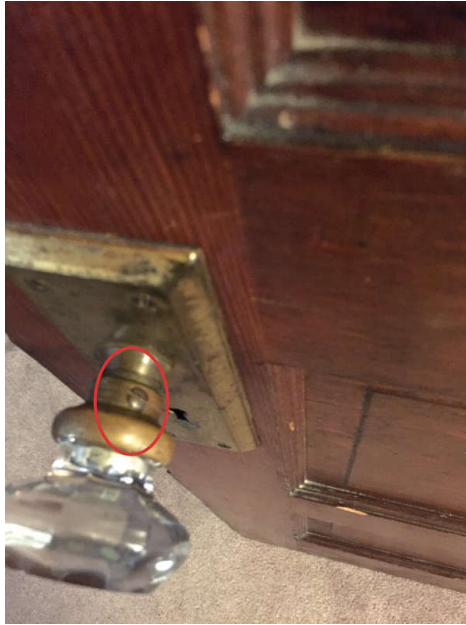
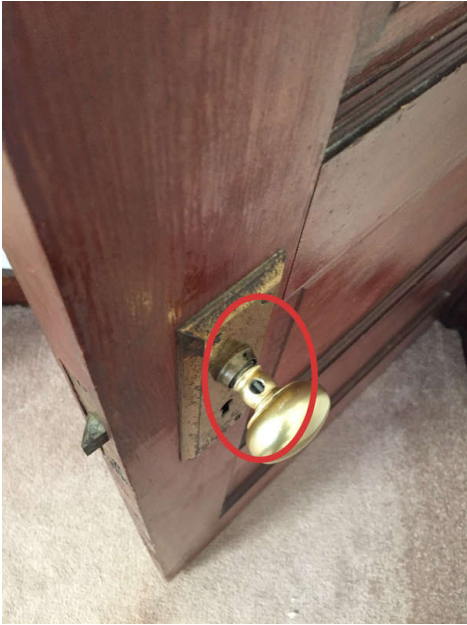
FRONT BEDROOM (INSIDE) AND BACK BEDROOM (OUTSIDE)

Door knob is loose. Recommend adding set screw so door knob turns latch for front bedroom. Recommend tightening the screw on the back bedroom. This is a safety issue.

Recommendation

Contact a handyman or DIY project

Consideration



9.2.1 Windows

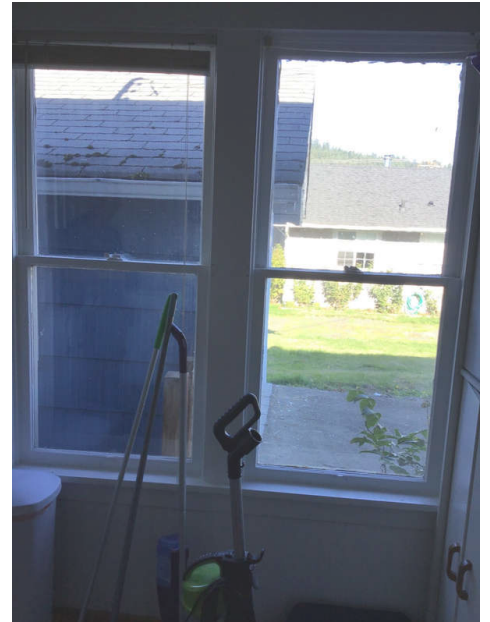
PAINTED SHUT

MOST WINDOWS IN HOME

Most windows are either painted shut or are swollen in place. Recommend windows be restored to functional use. This is a safety egress issue.

Recommendation

Contact a handyman or DIY project



9.2.2 Windows

WINDOW NOT FUNCTIONING PROPERLY

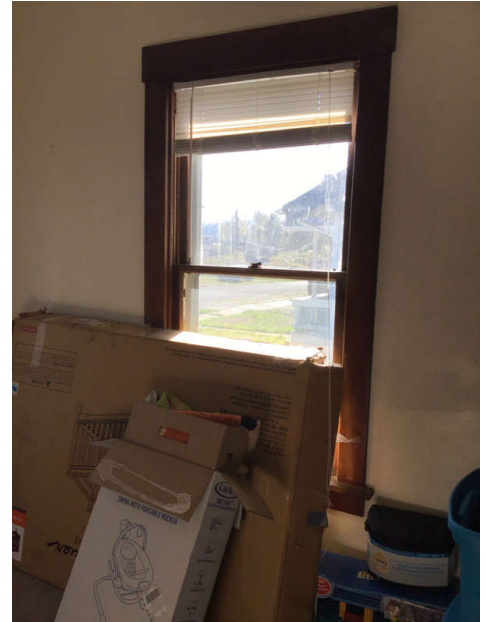
FRONT BEDROOM ON THE WEST SIDE

At time of inspection window does not close or lock. It opens, which is unusual for the home...but it does not close or lock properly. Recommend repair.

Recommendation

Contact a qualified window repair/installation contractor.





11.3.1 Range/Oven/Cooktop

EXHAUST SYSTEM NOT FUNCTIONING PROPERLY



Exhaust system not vented to exterior to prevent moisture and grease in kitchen area. Recommend qualified contractor properly vent range hood or exhaust system.

[Here is a resource on choosing a range hood .](#)

Recommendation

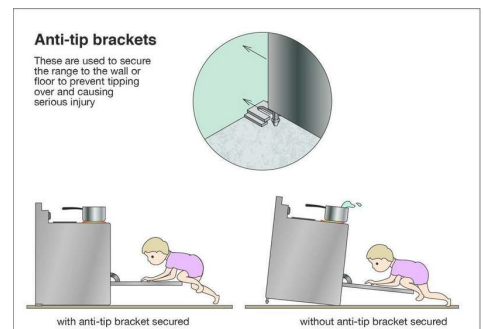
Contact a handyman or DIY project

11.3.2 Range/Oven/Cooktop

RANGE NOT FASTENED/NO ANTI-TIP BRACKET



Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.



12.2.1 Roof Structure & Attic

VERMICULITE INSULATION



ATTIC

Home has, what I believe, is vermiculite insulation which MAY contain asbestos. Asbestos is only dangerous when it becomes friable - meaning when it is disturbed and becomes airborne. Options could be - **after consulting with an expert for positive identification of asbestos** - (a) live with it but do not disturb it, (b) have it remediated by a professional remediation company, or (c) consider adding additional insulation on top of the thin layer of vermiculite - which has a very low R Value compared to modern standards.

Recommendation

Contact a qualified professional.

12.5.1 Attic Ventilation

NO SOFFIT VENTS

Consideration

No soffit vents exist to work with the box vents in the roof structure. These are designed to work together to keep the attic cool. As a result the attic is very warm. This will decrease the home heating and cooling efficiency and shorten your roof covering life. Recommend adding soffit vents.

Recommendation

Contact a qualified professional.

12.6.1 Bathroom Exhaust Systems

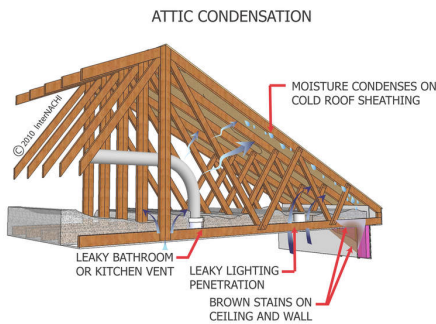
INTERIOR EXHAUST VENTS INTO ATTIC

Consideration

Interior exhaust fan is venting into attic. This condition promotes moisture in attic and can lead to mold and other material degradation caused by moisture. Recommend vent be routed properly/fixed so warm, moist house air exits the outside of the structure.

Recommendation

Contact a handyman or DIY project



13.2.1 Basements & Crawlspaces

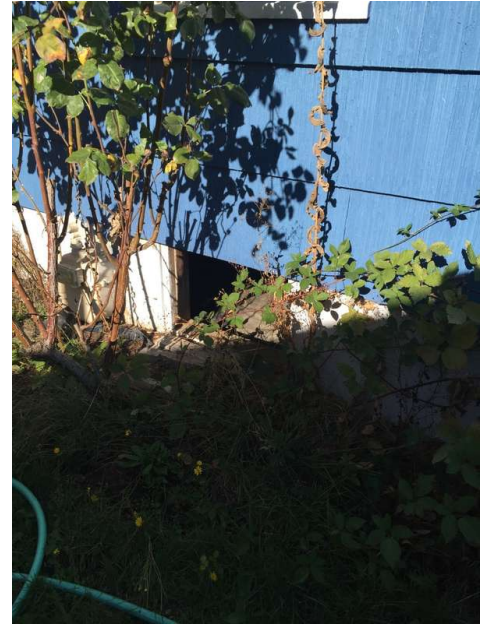
CRAWLSPACE ACCESS OPEN

Consideration

Crawlspace access open. Recommend keeping these closed to prevent animal intrusion.

Recommendation

Recommended DIY Project



13.3.1 Floor Structure

PIERS NEED STRAIGHTENING

Pier needs straightening and proper securing to girder under house. There is a slight sag in the floor in this area in the kitchen. It is probably due to this pier being weakend or replaced in the past. This is also the general location of the chimney that used to exist in the home, so taking out the chimney would have placed other stresses on the floor structure. Recommend repairing pier and leveling floor.

Recommendation

Contact a qualified professional.

