

# Precision Home Inspections

## Property Inspection Report



1234 Your Street, Tacoma, WA 98404  
Inspection prepared for: Your Name  
Date of Inspection: 10/22/2016 Time: 11:00 PDT  
Age of Home: Built 1962 Size: 1940 sq ft  
Weather: Sun, recent heavy rain

Inspector: Scott A. Orton SPI  
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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 7 Item: 1	Grounds Electrical	<ul style="list-style-type: none"> <li>• Outlet covers at east wall are broken and in need of repair, recommend replace outlet covers with a modern accessible cover</li> <li>• Exterior wiring is exposed and presenting a hazard at the south side walkway steps, recommend remove or finish this area with an exterior light fixture if desired</li> <li>• Former pool electrical apparatus is causing a trip hazard on the back yard concrete slab</li> </ul>
Page 8 Item: 2	GFCI	<ul style="list-style-type: none"> <li>• Exterior circuits are not protected by <b>GFCI</b> circuit interrupter, recommend install exterior GFCI circuit interrupter at exterior circuit</li> <li>• Exterior covered outlets are in need of replacement</li> </ul>
Page 8 Item: 4	Vegetation Observations	<ul style="list-style-type: none"> <li>• Tree branches overhanging roof will put debris in the gutter system. Regular gutter and roof cleaning will be advisable</li> <li>• Trees that grow too close, or overhang property, should be trimmed back. This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis.</li> </ul>
Page 9 Item: 5	Driveway and Walkway Condition	<ul style="list-style-type: none"> <li>• The walkways are in a state of disrepair and serious trip hazards exist, recommend repair cinder block steps at south area, trip hazard at walkway leading to the steps, sunken walkway slabs and protruding electrical apparatus</li> <li>• Driveway is in fair condition considering the age of the home, however numerous cracks have developed and the french drain grate is missing causing a trip hazard in the driveway, recommend replace missing drain grating</li> </ul>
Page 9 Item: 6	Grading	<ul style="list-style-type: none"> <li>• The concrete slabs next to the foundation walls are improperly sloped in all areas and are pooling excessively, putting runoff water into the grade next to the foundation walls. This has caused a moisture intrusion issue in the basement at the laundry area and possibly in the living area as well, with damaged drywall at the base of the wall on the east side of the home. Recommend remove old concrete slabs and add a perimeter drain system to the grade next to the foundation walls</li> </ul>
Page 10 Item: 8	Decks	<ul style="list-style-type: none"> <li>• Improper attachment of ledger board noted, recommend apply one 6-inch lag screw at each joist bay</li> <li>• Baluster rails are not secure and balusters are improperly attached using nails instead of screws</li> <li>• Ledger board and part of sill plate structure are heavily damaged by wood rot due to improperly attached and unflashed deck attachment. Recommend remove deck, repair wood rot, replace ledger board properly and rebuild the deck as desired</li> </ul>

Page 11 Item: 10	Oil/Fuel Tank	<ul style="list-style-type: none"> <li>• NOTE: The inspector cannot guarantee that there is no hidden underground oil storage tank on the premises.</li> </ul>
Exterior Areas		
Page 12 Item: 1	Siding Condition	<ul style="list-style-type: none"> <li>• Some areas need restaining, or priming and repainting.</li> </ul>
Page 12 Item: 3	Eaves & Facia	<ul style="list-style-type: none"> <li>• A small area of moisture damage is noted on the north gable overhang, recommend repair as desired or apply paint to protect against further moisture intrusion at this location</li> </ul>
Page 13 Item: 7	Sheds & Outbuildings	<ul style="list-style-type: none"> <li>• Shed at north side is in need of complete removal</li> <li>• The A frame shed is in need of general maintenance and roof replacement</li> </ul>
Page 14 Item: 8	Fences & Gates	<ul style="list-style-type: none"> <li>• Areas of the wooden fence are in need of maintenance for broken boards or rot at the base, repair as desired</li> </ul>
Page 14 Item: 9	Perimeter Drain	<ul style="list-style-type: none"> <li>• The french drain is not functioning as intended due to blockage and inadequate screening issues, recommend clear drain lines and install drain grates at the garage access door and the driveway</li> </ul>
Roof		
Page 16 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• Significant amounts of organic debris was noted on the roof, recommend clean roof and treat for moss if desired</li> </ul>
Page 16 Item: 2	Roof Ventilation	<ul style="list-style-type: none"> <li>• It is advisable to add ventilation openings to the enclosed soffit to maximize ventilation performance of this attic</li> </ul>
Page 17 Item: 4	Flashing	<ul style="list-style-type: none"> <li>• Rafter fly-ends are missing roof cover strip &amp; flashing, recommend apply roof cover to the rafter fly-ends to slow the rot damage</li> <li>• Architectural beams at the garage are exposed to the elements and in need of flashing, roofing protection and siding protection, recommend cover and seal the beam extensions to completely seal against water intrusion in order to prevent major rot repairs in the near future.</li> </ul>
Page 17 Item: 5	Plumbing Vent Boots	<ul style="list-style-type: none"> <li>• The plumbing vent boots are in need of replacement on all vent outlets, recommend install new plumbing vent boots</li> </ul>
Page 18 Item: 6	Chimney	<ul style="list-style-type: none"> <li>• No chimney cap present on chimney outlet. Recommend installation of chimney cap/screen to prevent premature weathering, water intrusion, and entrapment of wildlife.</li> <li>• Missing flue liner for furnace use of chimney, it may be necessary to install a steel flue liner to the chimney with a vent cap assembly when a new furnace is installed</li> </ul>
Page 19 Item: 8	Roof Gutters	<ul style="list-style-type: none"> <li>• Some roof gutters may not be performing as intended due to buildup of debris, recommend clean blocking debris from roof gutters</li> </ul>
Attic		
Page 20 Item: 3	Insulation Condition	<ul style="list-style-type: none"> <li>• Insulation is sparse in some areas, recommend evenly distribute attic insulation upon completion of any work in the attic</li> </ul>
Page 20 Item: 4	Ventilation	<ul style="list-style-type: none"> <li>• Soffit vents are inadequate, recommend install additional soffit vents at enclosed soffits</li> </ul>
Garage		
Page 22 Item: 4	Garage Door Condition	<ul style="list-style-type: none"> <li>• The south garage door is heavily damaged and in need of replacement</li> </ul>
Page 22 Item: 7	Ceiling	<ul style="list-style-type: none"> <li>• Ceiling is open to the living area and in need of finish and seal for smoke &amp; fire safety, see smoke &amp; fire safety notes</li> </ul>

Page 23 Item: 8	Electrical	<ul style="list-style-type: none"> <li>• Missing outlet covers should be replaced wherever they are found</li> </ul>
Page 23 Item: 9	Bollard Safety Post	<ul style="list-style-type: none"> <li>• A <b>bollard safety post</b> is recommended to protect any appliances or exposed plumbing in the garage</li> </ul>
Electrical System		
Page 24 Item: 3	Electrical Panel	<ul style="list-style-type: none"> <li>• There is a Federal Pacific Electric panel in service. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. It is recommended that this panel be replaced with a modern 200 amp load center</li> <li>• The sub panel at the former pool pump location is missing it's safety cover and energized with 220 volts. This is a significant hazard and should be addressed immediately by disconnecting at the main panel, or installing a cover</li> </ul>
Page 25 Item: 5	Breakers	<ul style="list-style-type: none"> <li>• Breakers are loose in the panel, recommend replace panel and breakers</li> </ul>
Heating, Ventilation & Air Conditioning		
Page 26 Item: 1	Heater Condition	<ul style="list-style-type: none"> <li>• The furnace is in a condition and of an age that the inspector considers it to be highly hazardous to the occupants of the home. It is recommended that the furnace not be used, and replaced before any occupation of the home commences.</li> </ul>
Page 27 Item: 5	Furnace Filter Condition	<ul style="list-style-type: none"> <li>• Furnace has been using the wrong size filter for a long period of time. Recommend replace filters with correct size filters to completely enclose the return air intake and properly filter all intake air</li> </ul>
Page 28 Item: 11	Fireplace Condition	<ul style="list-style-type: none"> <li>• The fireplace insert is in need of cleaning and ash removal</li> </ul>
Water Heater		
Page 29 Item: 1	Water Heater Condition	<ul style="list-style-type: none"> <li>• It should be noted that the water heater is nearing the end of its typical service life.</li> <li>• The water heater is an inadequate size for the application and will not provide enough hot water for the intended use of the occupants, due to this and other factors, it is recommended that this unit is replaced with a new 50 gallon unit equipped with a sealed combustion chamber and <b>FEMA</b> approved earthquake straps</li> </ul>
Page 30 Item: 8	Gas Water Heater Elevation	<ul style="list-style-type: none"> <li>• The location of the water heater calls into question whether it should be elevated or not given the proximity to the garage entry door. In the inspector's opinion, elevation is not necessary but some inspectors may require it if the tank is not equipped with a sealed combustion chamber. Elevation at this location would cause flue venting problems.</li> </ul>
Page 30 Item: 9	Seismic Strapping	<ul style="list-style-type: none"> <li>• The water heater is NOT properly strapped according to FEMA seismic safety recommendations. Two inch safety straps at the upper third and lower third of the unit are required by federal safety standards</li> </ul>
Smoke & Fire Safety		

Page 32 Item: 1	Smoke Alarm Condition	<ul style="list-style-type: none"> <li>• The smoke alarm(s) did not operate when tested.</li> <li>• there were no smoke detectors in the bedrooms, recommend equip each bedroom with a working smoke detector alarm unit</li> </ul>
Page 32 Item: 2	Carbon Monoxide Alarm locations & Condition	<ul style="list-style-type: none"> <li>• No Carbon Monoxide detector was visible in the basement area, recommend equip the basement with a carbon monoxide detector unit</li> </ul>
Page 32 Item: 3	Fire Rated Doors Condition	<ul style="list-style-type: none"> <li>• There is no self-closing device on the door from the house leading to the attached garage. Although it is no longer a code issue, It is strongly recommended that one be installed in order to protect the residence against garage originated fires.</li> </ul>
Page 33 Item: 5	Garage Firewalls	<ul style="list-style-type: none"> <li>• An area of ceiling near the garage is unsealed to smoke &amp; fire. In the event of a garage fire, some smoke could find it's way into the living area at this opening and gain access to the living area. This can be addressed by simply by installing finish ceiling material at this location. It is recommended that this area be sealed for fire &amp; smoke safety</li> </ul>
Page 33 Item: 7	Emergency Egress	<ul style="list-style-type: none"> <li>• The basement window height may be slightly higher than the 44 inch emergency egress standard, however these standards are only an issue if the basement area is used as a bedroom</li> </ul>
Plumbing System		
Page 34 Item: 4	Main Shutoff Valve	<ul style="list-style-type: none"> <li>• The emergency plumbing shutoff valve is leaking and in need of replacement</li> </ul>
Page 35 Item: 8	Accessible Valves	<ul style="list-style-type: none"> <li>• A number of valves are in need of replacement</li> </ul>
Interior Areas		
Page 36 Item: 2	Windows Condition	<ul style="list-style-type: none"> <li>• Modern building standards require windows next to doors, at the base of staircases or in doors to be made of tempered safety glass. The door side windows are not safety glass, recommend replace these windows with modern tempered glass panes</li> </ul>
Page 37 Item: 5	Interior Doors	<ul style="list-style-type: none"> <li>• Some closet doors are in need of adjustment</li> </ul>
Bathrooms		
Page 38 Item: 2	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present in bathrooms, recommend installing one GFCI protected receptacle on the bathroom circuit</li> </ul>
Page 38 Item: 3	Exhaust Fan	<ul style="list-style-type: none"> <li>• Guest bath exhaust fan in need of replacement</li> </ul>
Page 38 Item: 4	Toilets	<ul style="list-style-type: none"> <li>• Toilet in basement bathroom is leaking badly at the wax seal, recommend replace wax ring seal at the toilet flange.</li> </ul>
Page 39 Item: 10	Enclosure	<ul style="list-style-type: none"> <li>• It appears that the shower doors are not constructed from tempered glass. Modern safety standards require bath and shower surrounds using glass to be made from tempered glass in order to prevent serious injury in the event of a fall, recommend replace shower door with tempered glass at the earliest convenience</li> </ul>
Kitchen & Appliances		
Page 41 Item: 2	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles near the sink area for safety.</li> </ul>

Page 41 Item: 3	Vent Fan Condition	<ul style="list-style-type: none"> <li>• Kitchen vent fan is in good condition, however there is no duct assembly to connect the exhaust to the exterior vent on the roof and cooking exhaust vents into the cabinet, recommend complete duct assembly inside the cabinet for proper ventilation to the exterior</li> </ul>
Page 41 Item: 5	Oven & Range	<ul style="list-style-type: none"> <li>• SAFETY CONCERN: Free standing range missing anti-tip bracket/device, recommend install anti tip clamp</li> </ul>
Page 42 Item: 13	Faucet & Spray Wand	<ul style="list-style-type: none"> <li>• The faucet and spray wand may be in need of replacement due to a hammering condition when in use, recommend install new faucet and check for the hammering effect noted in the inspection. If it persists, further maintenance may be necessary in the plumbing system at the kitchen</li> </ul>
Laundry		
Page 43 Item: 1	Laundry Electrical/GFCI	<ul style="list-style-type: none"> <li>• The laundry outlet is not GFCI equipped, recommend replace standard outlet at the washing machine with a GFCI outlet</li> <li>• The laundry outlet is in a position which is hazardous in the event of a leaking washer line, recommend move to a location not directly under a plumbing outlet</li> </ul>
Page 43 Item: 2	Exhaust Fan	<ul style="list-style-type: none"> <li>• There is no exhaust fan in the laundry area, recommend install vent fan in laundry area</li> </ul>
Page 44 Item: 8	Plumbing	<ul style="list-style-type: none"> <li>• Both laundry plumbing fixtures appear to be leaking at the time of the inspection, recommend replace plumbing outlets in laundry and repair drywall damage from moisture in the wall</li> </ul>
Basement		
Page 45 Item: 3	Basement Walls	<ul style="list-style-type: none"> <li>• Moisture intrusion was observed in the east wall where the improper slab on grade is located, see grade notes</li> <li>• Drywall repair will be needed in the areas of the basement where moisture has damaged the drywall</li> </ul>
Page 46 Item: 10	Basement Electrical	<ul style="list-style-type: none"> <li>• A single outlet in the basement was found to be wired incorrectly, recommend repair outlet adjacent to the laundry room electrical outlet</li> <li>• See laundry room electrical for further notes</li> </ul>
Organic Infestation or Conditions		
Page 47 Item: 1	Organic damage And Conducive Conditions	<ul style="list-style-type: none"> <li>• Significant wood decay fungi noted in the ledger board at the deck attachment and possibly into the framing as well. The extent of damage could not be determined at the time of the visual inspection</li> </ul>

## Inspection Details

Thank you the opportunity to conduct this inspection for you. Please carefully read your entire Inspection Report. When the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

### 1. Attendance

In Attendance: Seller present • No other parties present at inspection.

### 2. Home Type

Home Type: Attached garage • Split Foyer Style - Two Levels

### 3. Occupancy

Occupancy: Vacant - Unfurnished • The utilities were on at the time of inspection.

## Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building or access to the building.

### 1. Grounds Electrical

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Outlet covers at east wall are broken and in need of repair, recommend replace outlet covers with a modern accessible cover
- Exterior wiring is exposed and presenting a hazard at the south side walkway steps, recommend remove or finish this area with an exterior light fixture if desired
- Former pool electrical apparatus is causing a trip hazard on the back yard concrete slab



Exterior outlet covers in need of repair



Electrical equipment is a trip hazard



Exposed energized electrical line is a hazard

### 2. GFCI

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Exterior circuits are not protected by **GFCI** circuit interrupter, recommend install exterior GFCI circuit interrupter at exterior circuit
- Exterior covered outlets are in need of replacement



Exterior outlets in are not GFCI protected

**3. Exterior Faucet Condition**

Good	Fair	Poor	N/A	None
X				

Location: Front of structure. • Back of structure.  
 Observations:  
 • Hose bibs activated, valves in good condition

**4. Vegetation Observations**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Tree branches overhanging roof will put debris in the gutter system.  
 Regular gutter and roof cleaning will be advisable  
 • Trees that grow too close, or overhang property, should be trimmed back.  
 This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis.



Tree overhanging roof

### 5. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X	X		

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- The walkways are in a state of disrepair and serious trip hazards exist, recommend repair cinder block steps at south area, trip hazard at walkway leading to the steps, sunken walkway slabs and protruding electrical apparatus
- Driveway is in fair condition considering the age of the home, however numerous cracks have developed and the french drain grate is missing causing a trip hazard in the driveway, recommend replace missing drain grating



Common fractures in driveway



Walkway & brick steps are a trip hazard

### 6. Grading

Good	Fair	Poor	N/A	None
		X		

Observations:

- The concrete slabs next to the foundation walls are improperly sloped in all areas and are pooling excessively, putting runoff water into the grade next to the foundation walls. This has caused a moisture intrusion issue in the basement at the laundry area and possibly in the living area as well, with damaged drywall at the base of the wall on the east side of the home. Recommend remove old concrete slabs and add a perimeter drain system to the grade next to the foundation walls



Concrete in perimeter grade slopes toward foundation wall



Concrete slab is improperly sloped toward foundation wall

7. Rockery

Good	Fair	Poor	N/A	None
X				

Observations:

- The rockery appears to be performing as intended

8. Decks

Good	Fair	Poor	N/A	None
		X		

Observations:

- Improper attachment of ledger board noted, recommend apply one 6-inch lag screw at each joist bay
- Baluster rails are not secure and balusters are improperly attached using nails instead of screws
- Ledger board and part of sill plate structure are heavily damaged by wood rot due to improperly attached and unflashed deck attachment. Recommend remove deck, repair wood rot, replace ledger board properly and rebuild the deck as desired



Deck ledger board heavily rotted



Deck is improperly attached and unflashed at wall



Siding has been cut away and left unflashed for deck attachment



Deck ballusters are not secure

9. Porches

Good	Fair	Poor	N/A	None
X				

Observations:

- The front porch appears to be in good condition

10. Oil/Fuel Tank

Good	Fair	Poor	N/A	None
			X	

Observations:

- No oil storage tank or fill spout could be located on the property.
- **NOTE: The inspector cannot guarantee that there is no hidden underground oil storage tank on the premises.**

## Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

### 1. Siding Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Wood siding, beveled cedar siding present

Observations:

- Some areas need restaining, or priming and repainting.



South end wall in need of prep & paint

### 2. Siding Trim Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Trim material is a dimensional wood product

### 3. Eaves & Fascia

Good	Fair	Poor	N/A	None
X	X			

Observations:

- A small area of moisture damage is noted on the north gable overhang, recommend repair as desired of apply paint to protect against further moisture intrusion at this location



Gable overhang on north end has minor moisture damage

**4. Exterior Ventilation Terminals**

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

**5. Exterior Doors**

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

**6. Support Posts**

Good	Fair	Poor	N/A	None
X				

**7. Sheds & Outbuildings**

Good	Fair	Poor	N/A	None
		X		

Observations:

- Shed at north side is in need of complete removal
- The A frame shed is in need of general maintenance and roof replacement



Outbuildings in need of removal



A frame outbuilding in need of maintenance



Outbuilding wiring in need of conduit



A frame shed in need of roof repair

8. Fences & Gates

Good	Fair	Poor	N/A	None
	X			

Observations:

- Areas of the wooden fence are in need of maintenance for broken boards or rot at the base, repair as desired



South fence in need of rot repair

9. Perimeter Drain

Good	Fair	Poor	N/A	None
		X		

Observations:

- The french drain is not functioning as intended due to blockage and inadequate screening issues, recommend clear drain lines and install drain grates at the garage access door and the driveway



French drain is clogged with debris



French drain is clogged and missing grate cover

10. Exterior Spa

Good	Fair	Poor	N/A	None
				X

## Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. **IMPORTANT:** When hiring a roofing contractor, always be sure the contractor is fully insured and is paying into a current and valid worker's compensation fund before allowing any workers on your roof.

### 1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: The roof was fully accessed and traversed  
 Materials: Roof appears to be a 20 to 25-year standard product  
 Observations:

- The roof appears to be approximately 12-15 years of age and is aging normally
- Significant amounts of organic debris was noted on the roof, recommend clean roof and treat for moss if desired



Roof is in need of cleaning for moss buildup

### 2. Roof Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- It is advisable to add ventilation openings to the enclosed soffit to maximize ventilation performance of this attic



Roof is in need of additional soffit vents

### 3. Roof Deck Condition

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The exterior grade plywood roof decking appears to be in good condition. This indicates that the roof is performing as intended and has not been damaged by leaking in the past

### 4. Flashing

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Rafter fly-ends are missing roof cover strip & flashing, recommend apply roof cover to the rafter fly-ends to slow the rot damage
- Architectural beams at the garage are exposed to the elements and in need of flashing, roofing protection and siding protection, recommend cover and seal the beam extensions to completely seal against water intrusion in order to prevent major rot repairs in the near future.



Beam is missing flashing



Rafter fly ends missing flashing, in need of rot repair

### 5. Plumbing Vent Boots

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- The plumbing vent boots are in need of replacement on all vent outlets, recommend install new plumbing vent boots



Plumbing vent boots are in need of replacement

6. Chimney

Good	Fair	Poor	N/A	None
X	X			

Observations:

- No chimney cap present on chimney outlet. Recommend installation of chimney cap/screen to prevent premature weathering, water intrusion, and entrapment of wildlife.
- Missing flue liner for furnace use of chimney, it may be necessary to install a steel flue liner to the chimney with a vent cap assembly when a new furnace is installed



Chimney in need of wildlife caps, B-vent flue lining

7. Skylites Condition

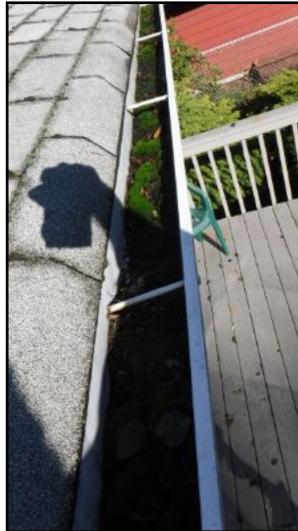
Good	Fair	Poor	N/A	None
				X

8. Roof Gutters

Good	Fair	Poor	N/A	None
		X		

Observations:

- Some roof gutters may not be performing as intended due to buildup of debris, recommend clean blocking debris from roof gutters



Gutters are clogged with debris

**9. Downspouts**

Good	Fair	Poor	N/A	None
X				

Observations:

- The downspouts are in good condition

**10. Splashblocks**

Good	Fair	Poor	N/A	None
	X			

Observations:

- The splashblocks are in need of repositioning for proper slope

## Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

### 1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Attic access is located at the hallway ceiling

### 2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Attic structure is in good condition

### 3. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted. • Loose fill insulation noted.  
 Depth: Insulation averages about 8 inches in depth  
 Observations:  
 • Insulation is in good condition  
 • **Insulation is sparse in some areas, recommend evenly distribute attic insulation upon completion of any work in the attic**



Attic insulation is in good condition

### 4. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Under eave soffit inlet vents noted.  
 • Rafter bay roof vents noted.  
 • The ventilation is in good condition at the time of the inspection  
 • **Soffit vents are inadequate, recommend install additional soffit vents at enclosed soffits**

### 5. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as in place and functional.

### 6. Attic Ducting

Good	Fair	Poor	N/A	None
X				

Observations:  
• The attic ducting is in good condition

### 7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• Attic electrical appears to be in good condition

### 8. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:  
• Brick and mortar chimney is in good condition below the roof line

## Garage

### 1. Roof Condition

Good	Fair	Poor	N/A	None
			X	

### 2. Garage Attic

Good	Fair	Poor	N/A	None
			X	

### 3. Garage Siding

Good	Fair	Poor	N/A	None
	X			

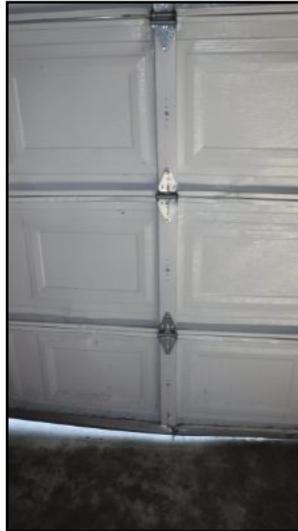
### 4. Garage Door Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Metal sectional doors noted.

Observations:

- The south garage door is heavily damaged and in need of replacement



South garage door heavily damaged

### 5. Garage Windows

Good	Fair	Poor	N/A	None
			X	

### 6. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.

### 7. Ceiling

Good	Fair	Poor	N/A	None
		X		

Observations:

- Ceiling is open to the living area and in need of finish and seal for smoke & fire safety, see smoke & fire safety notes



Garage ceiling missing firewall enclosure

8. Electrical

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Missing outlet covers should be replaced wherever they are found



Outlets missing outlet covers

9. Bollard Safety Post

Good	Fair	Poor	N/A	None
				X

Observations:

- A **bollard safety post** is recommended to protect any appliances or exposed plumbing in the garage

10. Garage Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- Garage floor is in good condition

## Electrical System

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

### 1. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:  
 • There is an overhead service drop present.

### 2. Service Masthead

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The service masthead is in good condition and provides proper clearances

### 3. Electrical Panel

Good	Fair	Poor	N/A	None
		X		

Location: The main electrical load center is located in the garage.

Location: Sub Panel Location:

Observations:

- There is a Federal Pacific Electric panel in service. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. It is recommended that this panel be replaced with a modern 200 amp load center
- The sub panel at the former pool pump location is missing it's safety cover and energized with 220 volts. This is a significant hazard and should be addressed immediately by disconnecting at the main panel, or installing a cover



Uncovered subpanel is an extreme hazard



Federal Pacific panel is in need of replacement

#### 4. Electrical Wiring

Good	Fair	Poor	N/A	None
X				

Observations:

- There was no aluminum wiring in the interior circuitry. All the interior living area wiring is copper in this unit.
- Copper non-metallic sheathed cable noted.

#### 5. Breakers

Good	Fair	Poor	N/A	None
		X		

Materials: Copper non-metallic sheathed cable noted.

Observations:

- Breakers are loose in the panel, recommend replace panel and breakers



Stab Lok breakers are obsolete

#### 6. Heater Condition

Good	Fair	Poor	N/A	None
			X	

#### 7. Doorbell

Good	Fair	Poor	N/A	None
			X	

#### 8. Switches

Good	Fair	Poor	N/A	None
X				

Observations:

- Switches appear to be in good condition

#### 9. Outlets

Good	Fair	Poor	N/A	None
X				

Observations:

- Outlets appear to be in good condition

## Heating, Ventilation & Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service technician.

### 1. Heater Condition

Good	Fair	Poor	N/A	None
		X		

Materials: The furnace is located in the basement utility closet

Materials: Gas fired forced hot air.

Observations:

- The furnace is in a condition and of an age that the inspector considers it to be highly hazardous to the occupants of the home. It is recommended that the furnace not be used, and replaced before any occupation of the home commences.



Furnace age could not be determined

### 2. Heat Exchanger

Good	Fair	Poor	N/A	None
		X		



Heat exchanger is in poor condition

3. Furnace Enclosure

Good	Fair	Poor	N/A	None
		X		

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Furnace Filter Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- The furnace air filter panel is next to the furnace in the ducting assembly.
  - Furnace has been using the wrong size filter for a long period of time.
- Recommend replace filters with correct size filters to completely enclose the return air intake and properly filter all intake air

6. Heat Pump/AC/Refrigerant Lines

Good	Fair	Poor	N/A	None
				X

7. Gas Lines, Valves & Dirt Legs

Good	Fair	Poor	N/A	None
				X

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
X				

10. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- The thermostat is located in the hallway

11. Fireplace Condition

Good	Fair	Poor	N/A	None
X				

Materials: Living Room • Basement

Materials: Masonry fireplace noted. • Steel fireplace insert noted.

Observations:

- The wood-burning fireplace may not be in compliance with new regulations
- There are new regulations regarding the ownership and use of wood-burning fireplaces. See [www.ecy.wa.gov](http://www.ecy.wa.gov) for further reference
- **The fireplace insert is in need of cleaning and ash removal**



Brick fireplace is in good condition



Fireplace insert in need of cleaning

12. Whole-Home Ventilation

Good	Fair	Poor	N/A	None
			X	X

## Water Heater

### 1. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Water heater is a 30 gallon gas-powered unit  
 Location: The heater is located in the basement utility closet  
 Observations:

- The water heater is a year 2003 model, in service for 13 years. Gas water heaters have a normal life expectancy of 17-20 years but can last longer if properly maintained.
- It should be noted that the water heater is nearing the end of its typical service life.
- The water heater is an inadequate size for the application and will not provide enough hot water for the intended use of the occupants, due to this and other factors, it is recommended that this unit is replaced with a new 50 gallon unit equipped with a sealed combustion chamber and FEMA approved earthquake straps



Water heater is a 30 gallon 2003 gas model, Water heater size is inadequate for the home size

### 2. Water Heater Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper flex tubing • Galvanized  
 Observations:

- No deficiencies observed at the visible portions of the supply piping.

### 3. Water Heater Electrical

Good	Fair	Poor	N/A	None
			X	

### 4. Combustion

Good	Fair	Poor	N/A	None
	X			

Observations:

- The combustion chamber is dirty and may not be in a safe operating condition

### 5. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- The combustion flue was checked for spillage and is functioning properly.

### 6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- The TPRV valve was activated and found to be in good condition

### 7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- The overflow line is in good condition

### 8. Gas Water Heater Elevation

Good	Fair	Poor	N/A	None
	X			

Observations:

- The location of the water heater calls into question whether it should be elevated or not given the proximity to the garage entry door. In the inspector's opinion, elevation is not necessary but some inspectors may require it if the tank is not equipped with a sealed combustion chamber. Elevation at this location would cause flue venting problems.

### 9. Seismic Strapping

Good	Fair	Poor	N/A	None
				X

Observations:

- The water heater is NOT properly strapped according to FEMA seismic safety recommendations. Two inch safety straps at the upper third and lower third of the unit are required by federal safety standards

Smoke Alarms can have varying types of operation. The most common types of smoke alarms are the ionization type, and the photoelectric type. Ionization alarms are generally more responsive to a flaming fire (for instance, when a lit candle tips over and ignites a towel), according to Underwriters Laboratories. These alarms use "ions," or electrically charged particles, to detect smoke in the air. UL says that, because they are inexpensive, ionization detectors are the most commonly found smoke alarms in North American homes. The second type of detector is the photoelectric smoke alarm, which uses a light beam to detect the presence of smoke. According to UL, these alarm types are more effective at sounding when a fire originates from a smoldering source, like a lit cigarette that falls into a couch cushion. Smoldering fires can fill a home with dangerous gases before a fire ever erupts. While both types of smoke detectors are designed to detect any house fire, no matter the source, each technology has its advantages and can offer an earlier warning over the other, depending on the origin of a fire. The challenge is that it's impossible to predict which type of fire could erupt in your home, which is why the National Fire Protection Association says the best protection is offered by having both alarm technologies in your home.

## Smoke & Fire Safety

### 1. Smoke Alarm Condition

Good	Fair	Poor	N/A	None
		X		

Fire Alarm Types: Ionization type smoke alarms present

Observations:

- Modern building standards require smoke detectors to be located inside each bedroom and in the hallways where bedrooms are present, and on all levels of a home
- **The smoke alarm(s) did not operate when tested.**
- **there were no smoke detectors in the bedrooms, recommend equip each bedroom with a working smoke detector alarm unit**



Smoke alarm inoperable

### 2. Carbon Monoxide Alarm locations & Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Modern building standards require carbon monoxide detectors to be located in the hallways where bedrooms are present, and on all levels of a home
- Carbon monoxide alarm was tested and found to be in good operating condition on the second level
- **No Carbon Monoxide detector was visible in the basement area, recommend equip the basement with a carbon monoxide detector unit**

### 3. Fire Rated Doors Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- **There is no self-closing device on the door from the house leading to the attached garage. Although it is no longer a code issue, It is strongly recommended that one be installed in order to protect the residence against garage originated fires.**

### 4. Attic Firewalls

Good	Fair	Poor	N/A	None
			X	

### 5. Garage Firewalls

Good	Fair	Poor	N/A	None
		X		

**Observations:**

• An area of ceiling near the garage is unsealed to smoke & fire. In the event of a garage fire, some smoke could find it's way into the living area at this opening and gain access to the living area. This can be addressed by simply by installing finish ceiling material at this location. It is recommended that this area be sealed for fire & smoke safety



Garage firewall is missing, smoke & fire hazard exists

### 6. Sprinkler System Condition

Good	Fair	Poor	N/A	None
			X	

### 7. Emergency Egress

Good	Fair	Poor	N/A	None
X	X			

**Observations:**

• The basement window height may be slightly higher than the 44 inch emergency egress standard, however these standards are only an issue if the basement area is used as a bedroom

## Plumbing System

### 1. Plumbing Intake Condition

Good	Fair	Poor	N/A	None
X				

Materials: **\*\*SUPPLY\*\*** • 3/4 inch, 5/8 inch, and half inch copper intake  
 Observations:  
 • Plumbing intake lines are in good condition at time of inspection

### 2. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Water pressure is adequate for all home uses

### 3. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

### 4. Main Shutoff Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The main emergency plumbing shutoff valve is located in garage  
 • **The emergency plumbing shutoff valve is leaking and in need of replacement**



Main shutoff valve is in need of replacement or repair for leaks

### 5. Hose Bib Valve

Good	Fair	Poor	N/A	None
			X	

### 6. Plumbing Drain Lines

Good	Fair	Poor	N/A	None
X				

Materials: **\*\*DRAIN, WASTE, VENT\*\*** • Copper • Cast iron waste and vent pipe noted.  
 Observations:  
 • Drain lines in good condition at time of inspection

### 7. Sump Pump

Good	Fair	Poor	N/A	None
			X	

### 8. Accessible Valves

Good	Fair	Poor	N/A	None
		X		

Observations:

- A number of valves are in need of replacement

### 9. Well Plumbing

Good	Fair	Poor	N/A	None
			X	

### 10. Pump System & Tank

Good	Fair	Poor	N/A	None
			X	

### 11. Septic Alarm

Good	Fair	Poor	N/A	None
			X	

## Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Whole-Home Ventilation

Good	Fair	Poor	N/A	None
			X	

### 2. Windows Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Aluminum framed sliding window noted. • Vinyl framed double insulated sliding windows noted.

Observations:

- Windows were found to be in good condition at the time of the inspection
- Modern building standards require windows next to doors, at the base of staircases or in doors to be made of tempered safety glass. The door side windows are not safety glass, recommend replace these windows with modern tempered glass panes



Door side windows are not made of tempered safety glass

### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

### 4. Light Fixtures

Good	Fair	Poor	N/A	None
X				

Observations:

- The light fixtures are in good condition at the time of the inspection

### 5. Interior Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some closet doors are in need of adjustment

### 6. Wall & Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: There are drywall walls present • There are drywall ceilings noted.

### 7. Floors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Floors are in good condition at the time of the inspection

### 8. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

## Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

### 1. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 2. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- No GFCI protection present in bathrooms, recommend installing one GFCI protected receptacle on the bathroom circuit

### 3. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

Observations:

- Guest bath exhaust fan in need of replacement



Master bath exhaust fan is inoperable

### 4. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Toilet in basement bathroom is leaking badly at the wax seal, recommend replace wax ring seal at the toilet flange.



Basement toilet may be leaking at wax seal

5. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DRAINS\*\***
- No deficiencies observed.
- **\*\*SUPPLY\*\***
- No deficiencies observed.

6. Lavatory Faucets

Good	Fair	Poor	N/A	None
X				

Observations:

- Lavatory faucets are in good condition

7. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- The bathtub is in good condition at the time of the inspection

8. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- The showers are in good condition at the time of the inspection

9. Bath/Shower Faucets

Good	Fair	Poor	N/A	None
X				

Observations:

- Shower/bath faucet in good condition

10. Enclosure

Good	Fair	Poor	N/A	None
			X	

Observations:

- It appears that the shower doors are not constructed from tempered glass. Modern safety standards require bath and shower surrounds using glass to be made from tempered glass in order to prevent serious injury in the event of a fall, recommend replace shower door with tempered glass at the earliest convenience

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted. • Sheet vinyl flooring is noted.

Observations:

- The bathroom floors appear to be in good condition

### 12. Counter Tops

Good	Fair	Poor	N/A	None
X				

Observations:  
• Plastic laminate tops noted.

### 13. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
• No deficiencies observed.

### 14. Mirror Condition

Good	Fair	Poor	N/A	None
			X	

## Kitchen & Appliances

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### 1. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 2. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- **No GFCI protection present, suggest installing GFCI protected receptacles near the sink area for safety.**

### 3. Vent Fan Condition

Good	Fair	Poor	N/A	None
		X		

Materials: The kitchen vent fan vents into the interior. An exterior vented kitchen fan is recommended. Note that this vent fan can be vented to the exterior using the convertible feature on top of the unit if desired

Observations:

- **Kitchen vent fan is in good condition, however there is no duct assembly to connect the exhaust to the exterior vent on the roof and cooking exhaust vents into the cabinet, recommend complete duct assembly inside the cabinet for proper ventilation to the exterior**

### 4. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.

### 5. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- **SAFETY CONCERN: Free standing range missing anti-tip bracket/device, recommend install anti tip clamp**



Free standing oven is missing anti tip clip

### 6. Microwave Oven

Good	Fair	Poor	N/A	None
X				

### 7. Refrigerator

Good	Fair	Poor	N/A	None
			X	

### 8. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated, appeared functional at time of inspection

### 9. Garbage Disposal

Good	Fair	Poor	N/A	None
			X	

### 10. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed on all kitchen cabinets.

### 11. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate tops noted.

### 12. Sink

Good	Fair	Poor	N/A	None
X				

### 13. Faucet & Spray Wand

Good	Fair	Poor	N/A	None
		X		

Observations:

- The faucet and spray wand may be in need of replacement due to a hammering condition when in use, recommend install new faucet and check for the hammering effect noted in the inspection. If it persists, further maintenance may be necessary in the plumbing system at the kitchen



Kitchen faucet in need of repair or replacement for hammering



Spray wand leaks at hose connection

# Laundry

## 1. Laundry Electrical/GFCI

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- The laundry outlet is not GFCI equipped, recommend replace standard outlet at the washing machine with a GFCI outlet
- The laundry outlet is in a position which is hazardous in the event of a leaking washer line, recommend move to a location not directly under a plumbing outlet



Laundry electrical outlet improperly located and not GFCI equipped

## 2. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

**Observations:**

- There is no exhaust fan in the laundry area, recommend install vent fan in laundry area

## 3. Cabinets

Good	Fair	Poor	N/A	None
			X	

## 4. Counters

Good	Fair	Poor	N/A	None
			X	

## 5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

## 6. Gas Valves

Good	Fair	Poor	N/A	None
			X	

## 7. Wash Basin

Good	Fair	Poor	N/A	None
			X	

### 8. Plumbing

Good	Fair	Poor	N/A	None
		X		

**Observations:**

• Both laundry plumbing fixtures appear to be leaking at the time of the inspection, recommend replace plumbing outlets in laundry and repair drywall damage from moisture in the wall



Laundry plumbing valves may be leaking inside wall

### 9. Washer

Good	Fair	Poor	N/A	None
			X	

### 10. Dryer

Good	Fair	Poor	N/A	None
			X	

## Basement

### 1. Basement Stairs

Good	Fair	Poor	N/A	None
X				

Observations:

- The basement stairs are in good condition

### 2. Basement Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Hand/Guardrail is in good condition and secure

### 3. Basement Walls

Good	Fair	Poor	N/A	None
	X	X		

Materials: Fully finished basement walls

Observations:

- Moisture intrusion was observed in the east wall where the improper slab on grade is located, see grade notes
- Drywall repair will be needed in the areas of the basement where moisture has damaged the drywall



High moisture content at basement wall

### 4. Basement Windows

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding windows noted.

Observations:

- Basement windows are in good condition

### 5. Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- Slab floor appears to be in good condition

### 6. Finished Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- The basement finish floors appear to be in good condition

### 7. Drainage

Good	Fair	Poor	N/A	None
X				

Observations:

- The basement appears to have no drainage issues

### 8. Sump Pump

Good	Fair	Poor	N/A	None
			X	

### 9. Basement Bay Door

Good	Fair	Poor	N/A	None
			X	

### 10. Basement Electrical

Good	Fair	Poor	N/A	None
X	X			

**Observations:**

- A single outlet in the basement was found to be wired incorrectly, recommend repair outlet adjacent to the laundry room electrical outlet
- See laundry room electrical for further notes

## Organic Infestation or Conditions

### 1. Organic damage And Conducive Conditions

Good	Fair	Poor	N/A	None
	X			

Materials: The presence of the following wood destroying organisms was noted at the time of the inspection: • Wood decay fungi (common dry rot)

Observations:

- Significant wood decay fungi noted in the ledger board at the deck attachment and possibly into the framing as well. The extent of damage could not be determined at the time of the visual inspection

### 2. Nuisance Pest Evidence

Good	Fair	Poor	N/A	None
X	X			

Materials: The presence of the following non-wood destroying organisms was noted at the time of the inspection: • Rodents have accessed the basement area in the past

Observations:

- No nuisance pest activity was noted at the time of the inspection

## Mold & Fungus

### 1. Mold & Fungus

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No mold or fungus was discovered inside the living area of the residence at the time of the inspection

## Glossary

Term	Definition
Bollard Safety Post	A bollard is a short post designed to guide traffic and protect from vehicle intrusions and damage to home appliances such as water heaters and furnaces. Bollards can be manufactured and installed to withstand significant vehicle impacts, but they can also be used as visual barriers. Many bollards also contribute decorative elements to complement building and landscape designs.
FEMA	FEMA is the acronym for Federal Emergency Management Administration
GFCI	Acronym for Ground Fault Circuit Interrupter, a special outlet that is intended for the protection of circuitry and inhabitants by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.