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PROPERTY INSPECTION **REPORT**

12345 125th St E, Puyallup, WA 98375

INSPECTION PREPARED FOR: Sample Report

INSPECTOR: Eric Boyer

AGENT: Sample Report -

DATE OF INSPECTION: 9/10/2026

Year Built: 1986



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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. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 7 Item: 8	Smoke Detectors	• IMPROVE: There were no visible CO (Carbon Monoxide) detector(s) in the home. Since 2015 Washington State law requires all sellers to provide and install CO detectors at each level of the home and within 15' of each bedroom door.
Page 9 Item: 11	Ceiling Condition	• Moisture damage and mold-like staining were noted at the ceilings in the living room and front entry. The affected areas appeared dry at the time of the inspection and may be related to a previous roof leak. Recommend confirming the source has been repaired and having the stained and damaged materials evaluated and repaired or replaced as needed.
Bathroom		
Page 13 Item: 4	Ceiling Condition	• Moisture staining and damage were noted at the bathroom ceiling, likely from past leakage around the skylight. The damage may be from the previous skylight installation, and no elevated moisture was detected with a moisture meter at the time of the inspection. Recommend confirming that the leak has been repaired and monitoring the area for any signs of recurring moisture.
Kitchen		
Page 16 Item: 7	Cook top condition	• No oven or range was present at the time of the inspection. Many loan programs require the home to have a functional cooking appliance. Recommend confirming the specific lender's requirements and installing a range before the appraisal if required.
Page 18 Item: 19	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Water Heater		
Page 25 Item: 6	TPRV	• The temperature-pressure relief valve (TPRV) drain line is improperly installed. The drain line runs uphill and includes flexible piping, which can restrict proper drainage. Recommend replacing it with an approved rigid drain line that continuously slopes downward to a proper termination point.
Page 26 Item: 7	Manufacture	• The water heater is over 10 years old and should be budgeted for replacement as it is at the end of its expected lifespan. Appears to have been manufactured in 2001. On average a water heater is expected to get 10-12 years of service.

Page 26 Item: 10	Plumbing	• No expansion tank noted on for the water heater. It is common practice at this point to have the expansion tank installed on the cold water inlet to the water heater. Recommend upgrading to current practices.
Page 27 Item: 11	Strapping	• The water heater is not strapped which is required for most loan types. Recommend having two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom added before the appraisal.
Electrical		
Page 32 Item: 5	Breakers	• Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.
Roof		
Page 34 Item: 1	Roof Condition	• Moss Growth Moss growth was observed on the roof surface. Moss can retain moisture against roofing materials and may contribute to premature deterioration. Recommend treatment and removal as part of routine roof maintenance. • Debris on Roof Organic debris was observed on the roof surface. Debris can trap moisture and accelerate deterioration of roofing materials. Recommend cleaning the roof as part of routine maintenance.
Page 38 Item: 7	Gutter	• Clean gutters: Significant amounts of debris evident at the gutters throughout.
Attic		
Page 39 Item: 4	Vent Screens	• Multiple bird nests and entry points were noted on the south side of the attic. Bird nesting materials, droppings, and dead birds were observed throughout the attic insulation. Recommend professional removal and cleaning, replacement of contaminated insulation as needed, and sealing all entry points to prevent future access.
Exterior Areas		
Page 43 Item: 3	Siding Condition	• Some of the channel siding at the front (west) elevation is cupping and pulling away from the home. Recommend securing and painting the affected siding as needed. Replace any boards that cannot be properly repaired. • Moisture damage and wood rot were noted at the siding on the east elevation near the leaking hose bib. Recommend repairing the leak and replacing all damaged siding and underlying materials as needed.
Page 48 Item: 5	Exterior Paint	• Paint Deterioration Areas of deteriorated or peeling paint were observed at the exterior surfaces. Paint helps protect exterior materials from moisture intrusion and weather exposure. Recommend scraping, priming, and repainting the affected areas.

Grounds		
Page 50 Item: 5	Patio and Porch Deck	• Some boards at the deck were rotting/deteriorating. Recommend replacing damaged boards as needed.
Page 52 Item: 13	Exterior Faucet Condition	• The back hose bib was continuously leaking and has caused visible moisture damage to the home. Recommend having the hose bib repaired or replaced by a qualified plumber and all damaged materials evaluated and repaired as needed.
Page 52 Item: 16	Patio and Porch Condition	• The front porch support post has visible wood rot and has settled to the point that it is no longer in contact with the roof structure. Recommend replacement of the damaged post and releveled and properly securing the roof structure as needed by a qualified contractor.
Crawlspace / Basement		
Page 54 Item: 1	Access	• The crawlspace access door is missing, creating a large entry point for animals and rodents. Recommend installing a properly fitted and secured access door to prevent pest entry.
Page 54 Item: 5	Vapor Barrier	• Rodent droppings present in the crawlspace. Recommend monitoring for activity and repair as needed. • Debris and fallen insulation were noted throughout the crawlspace. These materials can provide nesting areas for rodents and create conditions conducive to wood-destroying organisms. Recommend removing all debris and damaged insulation. Install new vapor barrier as needed.
Page 56 Item: 7	Insulation	• The crawlspace insulation has been extensively damaged and pulled down, likely due to animals entering through the open access door. Recommend removing and replacing the damaged insulation and properly securing the crawlspace access door to prevent further entry.
Page 58 Item: 15	Basement/Crawlspace Ductwork	• Damage was noted to the flexible ducting in the crawlspace. Recommend replacing all damaged flexible ducting as needed and having the remaining rigid ductwork professionally cleaned before use.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, 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.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home - Facing West

3. Occupancy

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

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. Bar

Good	Fair	Poor	N/A	None
			X	

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

3. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

4. Closets

Good	Fair	Poor	N/A	None
	X			

5. Door Bell

Good	Fair	Poor	N/A	None
X				

6. Doors

Good	Fair	Poor	N/A	None
	X			

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- Recommend updating the existing smoke alarms and installing additional alarms in each bedroom for improved safety. Replace smoke alarms that are more than 10 years old.

- **IMPROVE:** There were no visible CO (Carbon Monoxide) detector(s) in the home. Since 2015 Washington State law requires all sellers to provide and install CO detectors at each level of the home and within 15' of each bedroom door.



IMPROVE: There were no visible CO (Carbon Monoxide) detector(s) in the home. Since 2015 Washington State law requires all sellers to provide and install CO detectors at each level of the home and within 15' of each bedroom door.

9. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing spindles were noted at the stair railing near the top landing. The spindles appear to be present but have not been installed. Recommend properly installing them to reduce the risk of falls, particularly for children.



Missing spindles were noted at the stair railing near the top landing. The spindles appear to be present but have not been installed. Recommend properly installing them to reduce the risk of falls, particularly for children.

10. Heat

Good	Fair	Poor	N/A	None
	X			

11. Ceiling Condition

Good	Fair	Poor	N/A	None
		X		

Materials: There are drywall ceilings noted.

Observations:

- Moisture damage and mold-like staining were noted at the ceilings in the living room and front entry. The affected areas appeared dry at the time of the inspection and may be related to a previous roof leak. Recommend confirming the source has been repaired and having the stained and damaged materials evaluated and repaired or replaced as needed.



Moisture damage and mold-like staining were noted at the ceilings in the living room and front entry. The affected areas appeared dry at the time of the inspection and may be related to a previous roof leak. Recommend confirming the source has been repaired and having the stained and damaged materials evaluated and repaired or replaced as needed.



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12. Patio Doors

Good	Fair	Poor	N/A	None
	X			

13. Screen Doors

Good	Fair	Poor	N/A	None
		X		

14. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Smoke and nicotine staining and odors were noted on walls throughout the home. Before painting, recommend thoroughly cleaning the walls with a degreasing cleaner formulated for smoke and nicotine residue, allowing them to dry, and then applying an odor-blocking shellac- or oil-based primer. Replace heavily contaminated porous materials as needed before applying finish paint. Professional smoke-odor remediation may be needed if odors remain.

15. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Masonry fireplace noted.



Recommend having the fireplace stove and venting system professionally cleaned and serviced before use to help ensure safe and proper operation.

16. Window Condition

Good	Fair	Poor	N/A	None
	X			

17. Floor Condition

Good	Fair	Poor	N/A	None
		X		

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: 2nd Floor Southwest • 2nd Floor Southeast • 2nd Floor East

2. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

3. Closets

Good	Fair	Poor	N/A	None
	X			

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. Fireplace

Good	Fair	Poor	N/A	None
			X	

7. Floor Condition

Good	Fair	Poor	N/A	None
		X		

Flooring Types: Carpet is noted.

8. Wall Condition

Good	Fair	Poor	N/A	None
	X			

9. Heat

Good	Fair	Poor	N/A	None
X				

10. Window Condition

Good	Fair	Poor	N/A	None
	X			

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

12. Patio Doors

Good	Fair	Poor	N/A	None
			X	

13. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Bathroom

Bathrooms can consist of many features from jacuzzi 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. Locations

Locations: Primary Bathroom • 2nd Floor Hallway Bathroom • 1st floor 1/2 Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
		X		

3. Counters

Good	Fair	Poor	N/A	None
	X			

4. Ceiling Condition

Good	Fair	Poor	N/A	None
		X		

Materials: There are drywall ceilings noted.

Observations:

- Moisture staining and damage were noted at the bathroom ceiling, likely from past leakage around the skylight. The damage may be from the previous skylight installation, and no elevated moisture was detected with a moisture meter at the time of the inspection. Recommend confirming that the leak has been repaired and monitoring the area for any signs of recurring moisture.



Moisture staining and damage were noted at the bathroom ceiling, likely from past leakage around the skylight. The damage may be from the previous skylight installation, and no elevated moisture was detected with a moisture meter at the time of the inspection. Recommend confirming that the leak has been repaired and monitoring the area for any signs of recurring moisture.

5. Wall Condition

Good	Fair	Poor	N/A	None
	X			

6. Doors

Good	Fair	Poor	N/A	None
	X			

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational
- All bathroom GFCI's reset in the 1st floor 1/2 bathroom.

9. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

10. Floor Condition

Good	Fair	Poor	N/A	None
		X		

11. Heating

Good	Fair	Poor	N/A	None
	X			

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional

14. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Ceramic tile noted.
- Fiberglass surround noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

16. Enclosure

Good	Fair	Poor	N/A	None
			X	

17. Sinks

Good	Fair	Poor	N/A	None
	X			

18. Toilets

Good	Fair	Poor	N/A	None
	X			

19. Window Condition

Good	Fair	Poor	N/A	None
			X	

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

2. Counters

Good	Fair	Poor	N/A	None
	X			

3. Dishwasher

Good	Fair	Poor	N/A	None
		X		

4. Doors

Good	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Good	Fair	Poor	N/A	None
			X	

6. Microwave

Good	Fair	Poor	N/A	None
	X			

7. Cook top condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- No oven or range was present at the time of the inspection. Many loan programs require the home to have a functional cooking appliance. Recommend confirming the specific lender's requirements and installing a range before the appraisal if required.



No oven or range was present at the time of the inspection. Many loan programs require the home to have a functional cooking appliance. Recommend confirming the specific lender's requirements and installing a range before the appraisal if required.

8. Oven & Range

Good	Fair	Poor	N/A	None
☐	☐	☒	☐	☐

9. Sinks

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

10. Trash Compactor

Good	Fair	Poor	N/A	None
☐	☐	☐	☒	☐

11. Vent Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

12. Window Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

13. Floor Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

14. Plumbing

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

16. Patio Doors

Good	Fair	Poor	N/A	None
			X	

17. Screen Doors

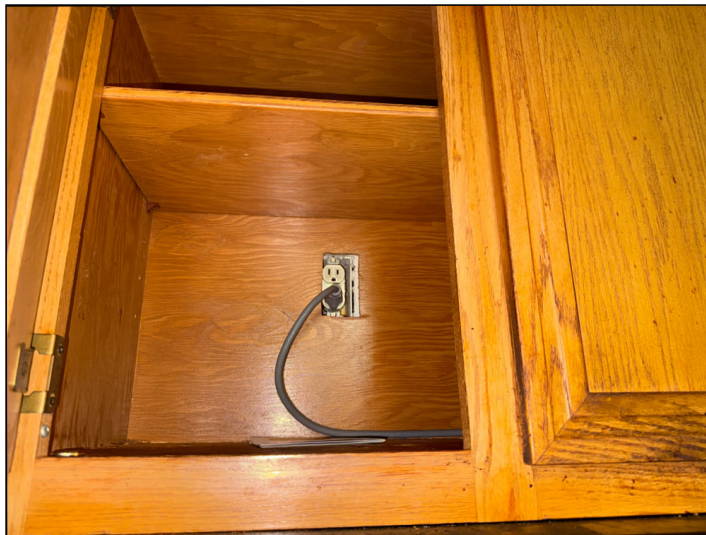
Good	Fair	Poor	N/A	None
			X	

18. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Outlet needs new cover in the cabinet over the range hood.



Outlet needs new cover in the cabinet over the range hood.

19. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



No GFCI protection present, suggest installing GFCI protected receptacles for safety.

20. Wall Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Laundry

1. Locations

Locations: 1st Floor Hall Closet

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Counters

Good	Fair	Poor	N/A	None
			X	

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- No appliances were installed in the Laundry Room at the time of the inspection.

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
			X	

7. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

8. Gas Valves

Good	Fair	Poor	N/A	None
			X	

9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
	X			

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

14. Security Bars

Good	Fair	Poor	N/A	None
			X	

15. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- The bi-fold doors at the laundry area are damaged and/or have come off their tracks. Recommend adjusting or repairing the doors as needed for proper operation.



The bi-fold doors at the laundry area are damaged and/or have come off their tracks. Recommend adjusting or repairing the doors as needed for proper operation.

16. Window Condition

Good	Fair	Poor	N/A	None
			X	

Heat/AC

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 person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

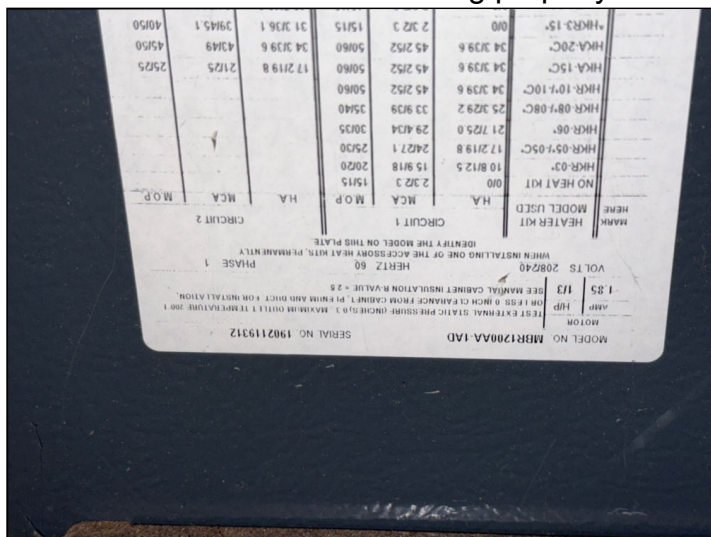
Materials: Location: • The furnace is located in the garage

Materials: Electric forced hot air.

Observations:

• Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

• The electric furnace appears to have been manufactured in 2019 and was functioning properly at the time of the inspection.



The electric furnace appears to have been manufactured in 2019 and was functioning properly at the time of the inspection.



Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

2. Heater Base

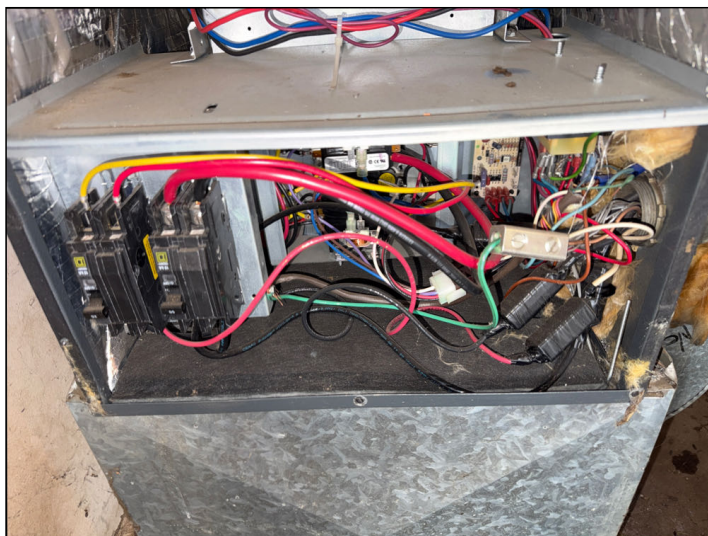
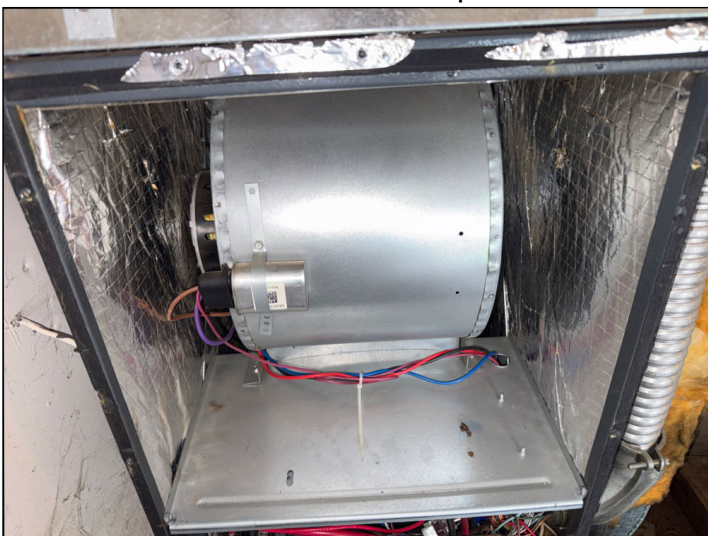
Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The furnace enclosure appeared to be in satisfactory condition at the time of the inspection.



The furnace enclosure appeared to be in satisfactory condition at the time of the inspection.

The furnace enclosure appeared to be in satisfactory condition at the time of the inspection.

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Gas Valves

Good	Fair	Poor	N/A	None
			X	

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
			X	

7. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

8. Air Supply

Good	Fair	Poor	N/A	None
X				

9. Registers

Good	Fair	Poor	N/A	None
X				

10. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located above the heater cabinet.

Observations:

• **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
	X			

3. Combustion

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Electric

Location: The heater is located in the garage.

6. TPRV

Good	Fair	Poor	N/A	None
		X		

Observations:

- The temperature-pressure relief valve (TPRV) drain line is improperly installed. The drain line runs uphill and includes flexible piping, which can restrict proper drainage. Recommend replacing it with an approved rigid drain line that continuously slopes downward to a proper termination point.



The temperature-pressure relief valve (TPRV) drain line is improperly installed. The drain line runs uphill and includes flexible piping, which can restrict proper drainage. Recommend replacing it with an approved rigid drain line that continuously slopes downward to a proper termination point.

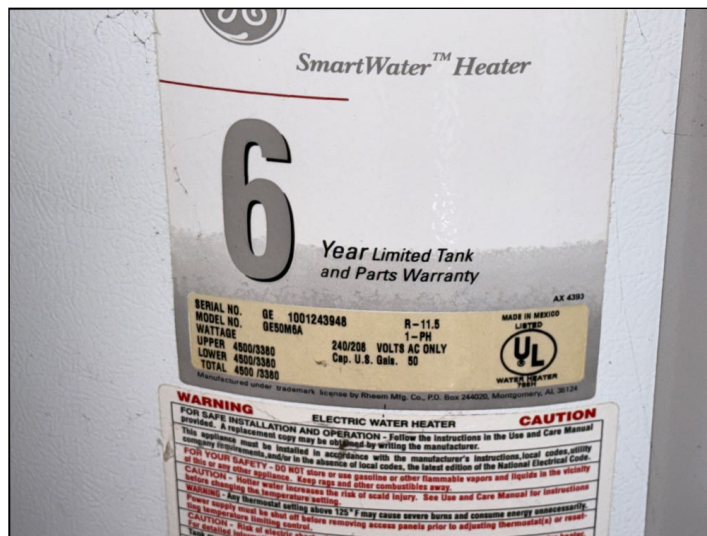
7. Manufacture

Good	Fair	Poor	N/A	None
		X		

Materials: General Electric

Observations:

- The water heater is over 10 years old and should be budgeted for replacement as it is at the end of its expected lifespan. Appears to have been manufactured in 2001. On average a water heater is expected to get 10-12 years of service.



The water heater is over 10 years old and should be budgeted for replacement as it is at the end of its expected lifespan. Appears to have been manufactured in 2001. On average a water heater is expected to get 10-12 years of service.

8. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 50 gallons

9. Gas Valve

Good	Fair	Poor	N/A	None
			X	

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- No **expansion tank** noted on for the water heater. It is common practice at this point to have the expansion tank installed on the cold water inlet to the water heater. Recommend upgrading to current practices.



No expansion tank noted on for the water heater. It is common practice at this point to have the expansion tank installed on the cold water inlet to the water heater. Recommend upgrading to current practices.

11. Strapping

Good	Fair	Poor	N/A	None
		X		

Observations:

- The water heater is not strapped which is required for most loan types. Recommend having two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom added before the appraisal.



The water heater is not strapped which is required for most loan types. Recommend having two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom added before the appraisal.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from on the roof. • Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

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

2. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared satisfactory, at time of inspection.
- Recommend repairing drywall damage as needed on the upper garage wall/ceiling above the furnace/water heater area.



Recommend repairing drywall damage as needed on the upper garage wall above the furnace/water heater area.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Appeared serviceable at the time of the inspection.
- Recommend repairing the wood curb to ensure a vehicle does not hit the furnace or water heater.
- Rodent droppings noted on the concrete floor around the furnace in the garage.



Rodent droppings noted on the concrete floor around the furnace in the garage.



Recommend repairing the wood curb to ensure a vehicle does not hit the furnace or water heater.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				



One the garage lights not functioning.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

9. Exterior Door

Good	Fair	Poor	N/A	None
			X	

10. Fire Door

Good	Fair	Poor	N/A	None
X				

11. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Two - single 7', wood panel, sectional roll-up doors. Original equipment

Observations:

- No deficiencies observed.
- IMPROVE: Consider future replacement with new steel triple-layer insulated type doors.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
	X			

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.



Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

17. Cabinets

Good	Fair	Poor	N/A	None
			X	

18. Counters

Good	Fair	Poor	N/A	None
			X	

19. Wash Basin

Good	Fair	Poor	N/A	None
			X	

Electrical

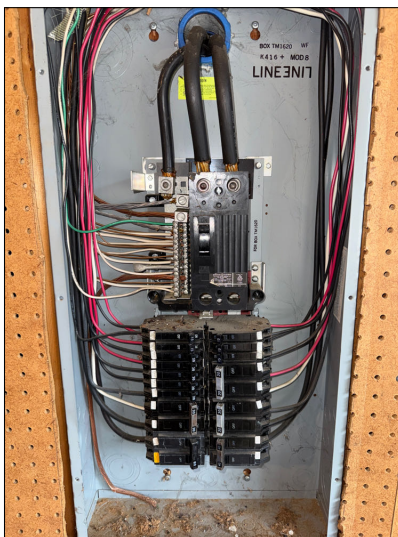
1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Disconnect in panel box. • Panel box located in garage.
Location: No Sub Panels located.

Observations:

- No major system safety or function concerns noted at time of inspection at the main panel box.
- The original electrical panel was manufactured in 1989 and appeared functional at the time of the inspection. However, it does not include current safety features such as whole-home surge protection or **AFCI** breakers. Recommend having the panel evaluated by a licensed electrician and updated as needed.



No major system safety or function concerns noted at time of inspection at the main panel box.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

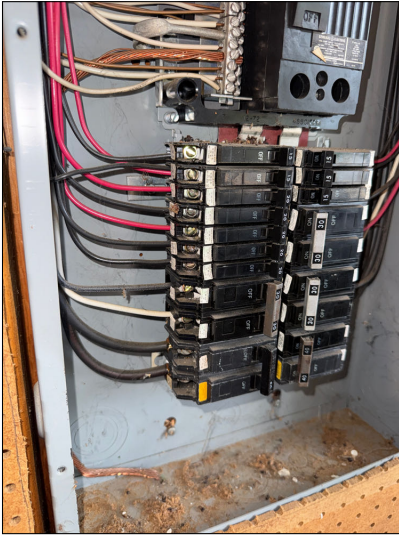
5. Breakers

Good	Fair	Poor	N/A	None
	X			

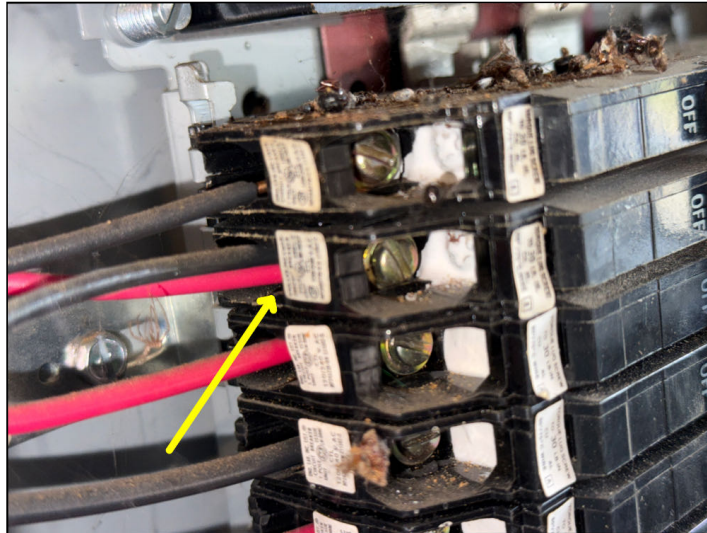
Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.



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6. Fuses

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from on the roof.

Materials: Asphalt shingles noted.

Observations:

- Roof – No Major Concerns

Areas that are visible without debris. No major safety or functional concerns were observed with the roof covering at the time of the inspection. Routine maintenance and periodic monitoring are recommended.

- Moss Growth

Moss growth was observed on the roof surface. Moss can retain moisture against roofing materials and may contribute to premature deterioration. Recommend treatment and removal as part of routine roof maintenance.

- Debris on Roof

Organic debris was observed on the roof surface. Debris can trap moisture and accelerate deterioration of roofing materials. Recommend cleaning the roof as part of routine maintenance.



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Roof – No Major Concerns

Areas that are visible without debris. No major safety or functional concerns were observed with the roof covering at the time of the inspection. Routine maintenance and periodic monitoring are recommended.



Recommend securing the loose ridge shingle. Due to the ridge vent longer roof nails will be needed.



Roof – No Major Concerns

Areas that are visible without debris. No major safety or functional concerns were observed with the roof covering at the time of the inspection. Routine maintenance and periodic monitoring are recommended.



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2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

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



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

4. Sky Lights

Good	Fair	Poor	N/A	None
X				

Observations:

- No signs of present or past leaking around the skylight were discovered at time of inspection.
- Damage noted on the inside from past leaking but may be from the previous roof.



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5. B-Vent

Good	Fair	Poor	N/A	None
			X	

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
		X		

Observations:

- Clean gutters: Significant amounts of debris evident at the gutters throughout.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- **Location of access**
- Scuttle Hole located in:
- Access at 2nd Floor hallway ceiling.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system, safety, or function concerns were noted in the attic at the time of the inspection.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

4. Vent Screens

Good	Fair	Poor	N/A	None
		X		

Observations:

- Vent screens are damaged or missing, suggest repairing or replacing screens as necessary.
- Multiple bird nests and entry points were noted on the south side of the attic. Bird nesting materials, droppings, and dead birds were observed throughout the attic insulation. Recommend professional removal and cleaning, replacement of contaminated insulation as needed, and sealing all entry points to prevent future access.

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Most areas not accessible due to insulation.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **ABS** plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Blown in fiberglass insulation noted.

Depth: Attic insulation averages about 8-10 inches in depth

Observations:

- Insulation level in the attic is typical for homes this age. Recommend adding insulation for better home heating performance.
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9. Chimney

Good	Fair	Poor	N/A	None
☐	☐	☐	☒	☐

10. Exhaust Vent

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Observations:

- The exhaust ducting running through the attic was in good condition and vents to the exterior.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Older metal-framed windows were observed. Metal window frames can be prone to interior condensation depending on indoor humidity levels and outdoor temperatures. Condensation may lead to moisture accumulation around the window area. Consider budgeting for replacement with newer energy-efficient window systems as needed.

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- Damaged belly trim noted at the SW corner of the house. Recommend having the trim repaired/replaced as needed.
- General Condition

Cedar siding was observed at the home. Cedar siding typically requires periodic maintenance such as painting or staining to help protect the wood from moisture and weather exposure.

- Splitting / Cracked Boards

Some cedar siding boards were observed to be split or cracked. Cracking may allow moisture intrusion behind the siding. Recommend repair or replacement as needed.

- General Condition

T1-11 wood panel siding was observed at the home. This type of siding requires periodic maintenance such as painting or sealing to help protect the wood from moisture exposure.

- Some of the channel siding at the front (west) elevation is cupping and pulling away from the home. Recommend securing and painting the affected siding as needed. Replace any boards that cannot be properly repaired.
- Moisture damage and wood rot were noted at the siding on the east elevation near the leaking hose bib. Recommend repairing the leak and replacing all damaged siding and underlying materials as needed.



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Moisture damage and wood rot were noted at the siding on the east elevation near the leaking hose bib. Recommend repairing the leak and replacing all damaged siding and underlying materials as needed.



Damaged belly trim noted at the SW corner of the house. Recommend having the trim repaired/replaced as needed.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Moisture damage, wood rot, observed. Recommend review for repair as necessary.

NW Corner



Moisture damage, wood rot, observed.
Recommend review for repair as necessary.



Missing vent screen noted on the south side of the home.



Missing vent screen noted on the south side.

5. Exterior Paint

Good	Fair	Poor	N/A	None
		X		

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Paint Blistering

Paint blistering or bubbling was observed at exterior surfaces. This condition may occur due to moisture trapped beneath the paint or improper surface preparation. Recommend repair and repainting as needed.

- Exposed Wood

Areas of exposed wood were observed where paint has deteriorated. Unprotected wood can absorb moisture and deteriorate over time. Recommend sealing and repainting the affected areas.

- General Caulking Maintenance

Exterior caulking helps seal gaps at siding joints, trim, windows, and penetrations to help prevent moisture intrusion. Periodic inspection and replacement of deteriorated caulking is recommended as part of routine maintenance.

- Trim Gaps

Gaps were observed at exterior trim joints. Open gaps may allow moisture intrusion behind siding or trim materials. Recommend sealing the joints with appropriate exterior sealant.

- **Paint Deterioration**

Areas of deteriorated or peeling paint were observed at the exterior surfaces. Paint helps protect exterior materials from moisture intrusion and weather exposure. Recommend scraping, priming, and repainting the affected areas.



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Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted.

Observations:

- Driveway – Concrete

Typical cracking was observed at the concrete driveway surfaces. Minor cracking is common in concrete due to normal settlement and seasonal expansion and contraction from freeze–thaw cycles. Continued deterioration may occur over time as moisture enters the cracks and expands during freezing conditions. Recommend sealing the cracks and maintaining the surface as needed to help prolong the life of the concrete.



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2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

4. Gate Condition

Good	Fair	Poor	N/A	None
X				

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
☐	☐	☒	☐	☐

Observations:

- The wood deck is in poor condition and should be budgeted for replacement.
- Some boards at the deck were rotting/deteriorating. Recommend replacing damaged boards as needed.



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6. Stairs & Handrail

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

7. Grounds Electrical

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
			X	

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Septic clean out and tanks were noted on the east exterior side of the home.



Septic clean out and tanks were noted on the east exterior side of the home.

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Main water shutoff noted in the front hall closet.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 55 PSI noted (Normal)

12. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
		X		

Location: Front and back of structure.

Observations:

- The back hose bib was continuously leaking and has caused visible moisture damage to the home. Recommend having the hose bib repaired or replaced by a qualified plumber and all damaged materials evaluated and repaired as needed.

14. Patio Material

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete

15. Patio Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
		X		

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.

Observations:

- The front porch support post has visible wood rot and has settled to the point that it is no longer in contact with the roof structure. Recommend replacement of the damaged post and releveling and properly securing the roof structure as needed by a qualified contractor.



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17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood

Observations:

- Appeared serviceable at time of inspection.

Crawlspace / Basement

1. Access

Good	Fair	Poor	N/A	None
		X		

Observations:

- The crawlspace access door is missing, creating a large entry point for animals and rodents. Recommend installing a properly fitted and secured access door to prevent pest entry.



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2. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Crawlspace noted.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Crawlspace Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Exterior crawlspace vents noted to be in good condition.

4. Vent Screen Condition

Good	Fair	Poor	N/A	None
X				

5. Vapor Barrier

Good	Fair	Poor	N/A	None
		X		

Observations:

- Rodent droppings present in the crawlspace. Recommend monitoring for activity and repair as needed.
- Debris and fallen insulation were noted throughout the crawlspace. These materials can provide nesting areas for rodents and create conditions conducive to wood-destroying organisms. Recommend removing all debris and damaged insulation. Install new vapor barrier as needed.



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6. Sump Pump

Good	Fair	Poor	N/A	None
☐	☐	☐	☒	☐

7. Insulation

Good	Fair	Poor	N/A	None
☐	☐	☒	☐	☐

Observations:

• The crawlspace insulation has been extensively damaged and pulled down, likely due to animals entering through the open access door. Recommend removing and replacing the damaged insulation and properly securing the crawlspace access door to prevent further entry.



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8. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: ****WASTE**** • ABS Drain Lines • ****Supply**** • Copper

Observations:

- The waste plumbing lines in the crawlspace appear to be in function condition. No signs of leaks or sags in the line.
- The supply plumbing lines in the crawlspace appear to be in function condition.

9. Crawlspcace Electric

Good	Fair	Poor	N/A	None
X				

10. GFCI

Good	Fair	Poor	N/A	None
			X	

11. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- ****JOISTS****
- The joist floor structure appears to be in good condition. No visible damage noted at the time of the inspection.

12. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:

- Not fully visible for inspection due to insulation being installed between the joists.

13. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

14. Piers

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

15. Basement/Crawlspcace Ductwork

Good	Fair	Poor	N/A	None
		X		

Observations:

- **Damage was noted to the flexible ducting in the crawlspace. Recommend replacing all damaged flexible ducting as needed and having the remaining rigid ductwork professionally cleaned before use.**



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Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.