



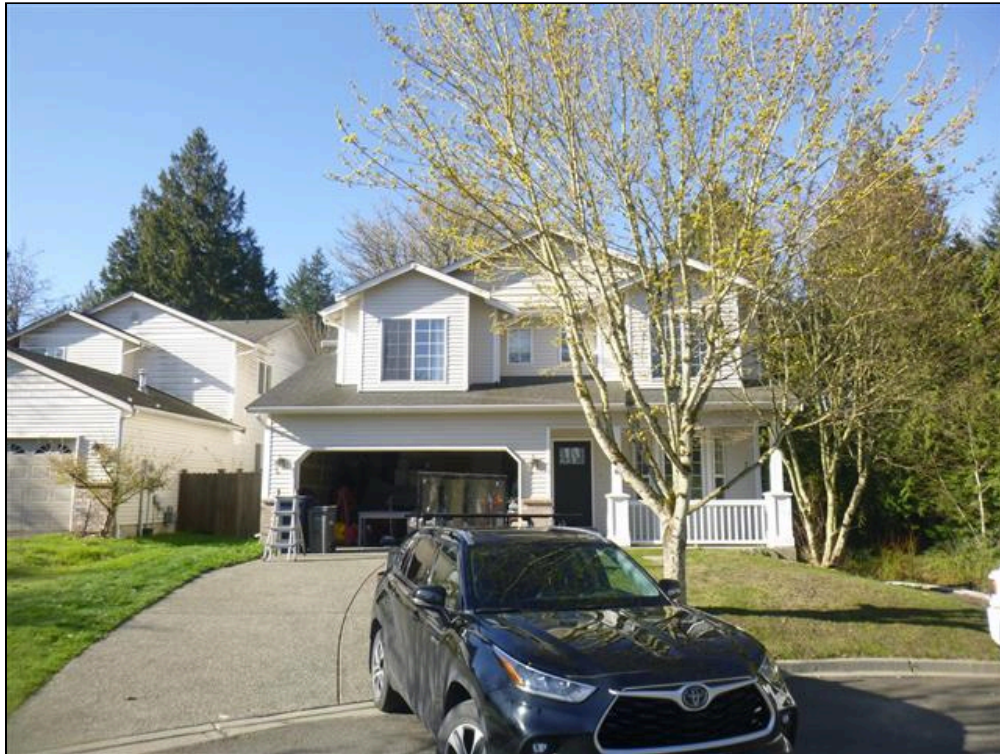
ON POINT

HOME INSPECTIONS

Inspection Report

Ryan Karabach

Property Address:
3926 Pacific Pl
Mukilteo WA 98275



On Point Home Inspections

**Brandon Mauer WASHINGTON STATE LICENSE #909
4404 142nd DR NE
Lake Stevens, WA 98258
206-486-0340**



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Date: 3/30/2024	Time: 10:00 AM	Report ID: 033024
Property: 3926 Pacific Pl Mukilteo WA 98275	Customer: Ryan Karabach	Real Estate Professional: Adam Braddock John L. Scott

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 20 years

Home Faces:

North

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Washington state standards of practice for home inspectors:

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

<p>Roof Covering: Architectural Asphalt/Fiberglass</p>	<p>Viewed roof covering from: Ground Ladder Walked roof</p>	<p>Sky Light(s): None</p>
<p>Chimney (exterior): Metal Flue Pipe</p>	<p>Roof Ventilation: Gable Vent Soffit Vents Roof Vents</p>	<p>Method Used to observe Attic: From Entry Inaccessible Limited Access</p>
<p>Roof Structure: Engineered wood trusses OSB Sheathing</p>	<p>Ceiling Structure: 2x4</p>	<p>Attic Info: Storage Attic Hatch</p>
<p>Roof-Type: Gable</p>	<p>Attic Insulation: Blown Fiberglass Approximate R-19 or better</p>	

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations, roof vents.	•			•
1.3	Roof Drainage Systems (Gutters and Downspouts)	•			
1.4	Roof Structure and Attic (Report leak signs or condensation)	•			
1.5	Insulation in Attic	•			
1.6	Visible Electric Wiring in Attic			•	
		IN	NI	NP	RR

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Comments:

1.0 ROOF COVERING IN OVERALL FAIR CONDITION. I BELIEVE THIS MAY BE THE ORIGINAL ROOF COVERING. NORMAL WEAR AND TEAR FOR A 20 PLUS YEAR OLD ROOF. MINOR MOSS AND ALGAE GROWTH NOTED. AVERAGE LIFE OF A ROOF COVERING IN THE PACIFIC NORTHWEST IS AROUND 25 YEARS. SOME MAY LAST LONGER OR NOT AS LONG. RECOMMEND CHECKING ROOF COVERING PERIODICALLY TO CHECK FOR DAMAGE AND ADDITIONAL WEAR.

1.2 LARGE CRACKED AT THE BOTTOM OF ONE OF THE ROOF VENT CAPS FOR A BATHROOM FAN. FAN DAMPER IS ALSO BLOCKED WITH WASP NESTS. ROOFING MASTIC IS COVERING THE CRACKED, BUT HAS SINCE FAILED. RECOMMEND REPLACING ROOF CAP AND ENSURE CEILING FAN VENT PIPING IS FULLY CONNECTED TO VENT BATHROOM AIR TO THE EXTERIOR OF THE HOUSE.



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3

1.4 WOOD PLANKS NOTED IN THE ATTIC SPACE. THESE MAY BE USED FOR STORAGE.

1.5 WOOD PLANKS HAVE PRESSED DOWN SOME OF THE INSULATION IN THE ATTIC SPACE. R VALUE IS NOT THE SAME AS THE REST OF THE ATTIC SPACE. ADD INSULATION OVER THE ATTIC ACCESS COVER PANEL.



1.5 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap

Siding Material:

Vinyl

Exterior Entry Doors:

Fiberglass

Appurtenance:

Covered porch

Sidewalk

Patio

Driveway:

Concrete

Street Parking

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.5	Eaves, Soffits and Fascias	•			
2.6	Columns	•			
2.7	MISC.	•			
		IN	NI	NP	RR

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Comments:

2.0 MINOR DAMAGE NOTED TO THE REAR VINYL SIDING AND CORNER TRIM. CORNER BOARD LIKELY DAMAGED BY A WEED TRIMMER.

SMALL HOLES NOTED IN THE LOWER SIDING PIECES. THESE SHOULD BE SEALED WITH AN EXTERIOR GRADE SILICONE OR OTHER HIGH QUALITY SEALANT.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

2.7 APPLY SEALANT TO THE REAR HOSE BIB PENETRATION INTO THE WALL. THIS SHOULD HELP KEEP WATER OUT ALONG WITH INSECTS.



2.7 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

CHAMBERLAIN

		IN	NI	NP	RR
3.0	Garage Ceiling	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
3.6	Ignition sources within eighteen inches of floor	•			
3.7	Garage Electrical	•			
		IN	NI	NP	RR

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Comments:

3.7 ADDED WIRING/CIRCUIT IN THE GARAGE. THIS CIRCUIT IS NON GFCI PROTECTED. THIS IS FOR YOUR INFORMATION OFTEN TIMES AN ADDED CIRCUIT IS FOR AN ADDED FREEZER OR REFRIGERATOR.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Laminated T&G

Interior Doors:

Wood

Window Types:

Single-hung
Sliders

Window Manufacturer:

MILGARD

Cabinetry:

Wood

Countertop:

Slab
QUARTZ

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
4.6	Windows (representative number)	•			
4.7	Caulking	•			
4.8	Kitchen items	•			
		IN	NI	NP	RR

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Method used to observe

Crawlspace:

- Crawled
- Could not access
- Obstructed

Floor Structure:

- Wood joists
- Wood beams

Wall Structure:

2 X 6 Wood

Columns or Piers:

Concrete piers

		IN	NI	NP	RR
5.0	Walls (Structural)	•			
5.1	Columns or Piers	•			
5.2	Floors (Structural)		•		
5.3	Ceilings (Structural)	•			
5.4	Crawlspace		•		•
5.5	Foundation	•			
		IN	NI	NP	RR

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Comments:

5.4 THE CRAWLSPACE WAS NOT FULLY INSPECTED. I WAS NOT ABLE TO GET AROUND THE AIR DUCTING. UNKNOWN REMAINING CONDITION OF THE CRAWLSPACE. INSULATION, WATER AND DRAIN LINES, AND VAPOR BARRIER NOT FULLY INSPECTED. RECOMMEND FULLY INSPECTING THE CRAWLSPACE ONCE ACCESS IS ATTAINED. A SMALLER PERSON MAY BE ABLE TO GET BY ONE END OF THE HEAT DUCTING.

RODENT DROPPINGS FOUND IN THE CRAWLSPACE. UNKNOWN IF RODENTS ARE ACTIVE OR NOT. RECOMMEND HIRING A LICENSED RODENT REMOVAL CONTRACTOR TO FULLY INSPECT THE CRAWLSPACE. TREAT FOR RODENTS AS NEEDED.



5.4 Picture 1



5.4 Picture 2

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Not visible

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

Not visible

Plumbing Waste:

ABS

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

RHEEM

Water Heater Location:

GARAGE

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems		•		
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
		IN	NI	NP	RR

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Comments:

6.0 I WAS NOT ABLE TO INSPECT THE PLUMBING UNDER THE HOUSE DUE TO ACCESS ISSUES. PLUMBING SHOULD BE INSPECTED ONCE ACCESS IS AVAILABLE TO THE ENTIRE CRAWLSPACE.

6.3 MAIN WATER SHUT-OFF IS LOCATED TOWARDS THE FRONT OF THE GARAGE DOOR.



6.3 Picture 1

6.5 MAIN FUEL SHUT-OFF IS LOCATED ON THE EAST SIDE OF THE HOUSE.

6.5 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

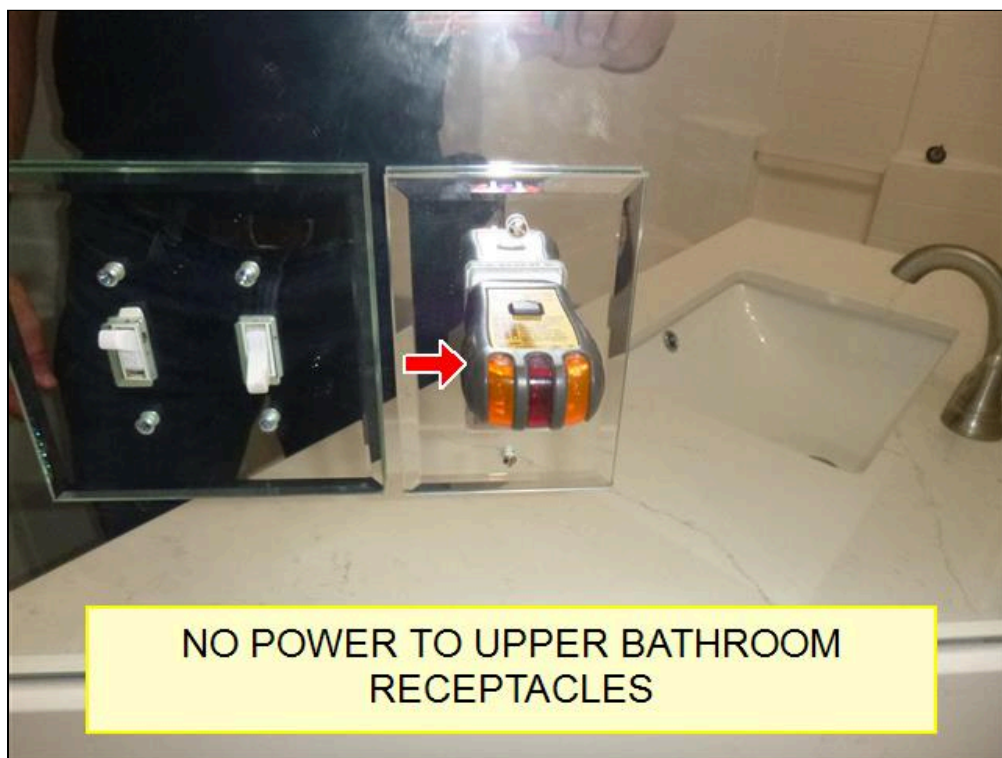
Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors		•		
7.8	Carbon Monoxide Detectors		•		
7.9	Jacuzzi Tub			•	
7.10	Radiant Heated Floors			•	
		IN	NI	NP	RR

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Comments:

7.5 UPPER HALLWAY BATHROOM AND MASTER BATHROOM RECEPTACLES DID NOT HAVE POWER AT TIME OF INSPECTION. THE MASTER BATHROOM RECEPTACLES ARE MOST LIKELY TIED INTO THE HALLWAY BATHROOM GFCI. CONSULT WITH A LICENSED ELECTRICAL CONTRACTOR TO ENSURE RECEPTACLES HAVE POWER. THE GFCI MAY BE WIRED IMPROPERLY.



7.5 Picture 1

7.6 ELECTRICAL PANEL IS LOCATED IN THE GARAGE.

7.6 Picture 1

7.7 RECOMMEND REPLACING ANY SMOKE DETECTOR THAT IS OVER TEN YEARS OLD. TEST SMOKE DETECTORS AS RECOMMENDED BY THE SMOKE DETECTOR MANUFACTURER.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: BRYANT	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 16x20	Types of Fireplaces: Vented gas logs	Operable Fireplaces: One

		IN	NI	NP	RR
8.0	Heating Equipment	•			•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces	•			
8.8	Cooling and Air Handler Equipment			•	
		IN	NI	NP	RR

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Comments:

8.0 NO SERVICE TAGS FOR THE GAS FURNACE. ANNUAL SERVICING IS TYPICALLY RECOMMENDED FOR THIS TYPE OF GAS FURNACE. RECOMMEND HIRING A LICENSED HVAC CONTRACTOR TO SERVICE THE FURNACE.



8.0 Picture 1

8.7 CLEAN DUST AND DEBRIS FROM UNDER THE GAS FIREPLACE.

8.7 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Exhaust Fans:

Fan with light

Dryer Power Source:

240 ELECTRIC

Dryer Vent:

Metal

Floor System Insulation:

Unfaced

Batts

R-19

Approximately

		IN	NI	NP	RR
9.0	Insulation Under Floor System		•		
9.1	Vapor Retarders (in Crawlspace or basement)		•		
9.2	Ventilation of Foundation Areas	•			
9.3	Venting Systems (Kitchens, Baths and Laundry)	•			•
9.4	Roof Ventilation	•			
		IN	NI	NP	RR

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Comments:

9.0 INSPECT ALL INSULATION UNDER THE HOUSE ONCE YOU CAN ACCESS THE ENTIRE CRAWLSPACE.

9.1 INSPECT ALL VAPOR BARRIER ONCE YOU HAVE ACCESS TO THE ENTIRE CRAWLSPACE.

9.3 ENSURE DRYER IS VENTING TO THE REAR OF THE HOUSE WHEN IN OPERATION.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



On Point Home Inspections

**4404 142nd DR NE
Lake Stevens, WA 98258
206-486-0340**

Customer

Ryan Karabach

Address

3926 Pacific Pl
Mukilteo WA 98275

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.2 Skylights, Chimneys and Roof Penetrations, roof vents.

Inspected, Repair or Replace

LARGE CRACKED AT THE BOTTOM OF ONE OF THE ROOF VENT CAPS FOR A BATHROOM FAN. FAN DAMPER IS ALSO BLOCKED WITH WASP NESTS. ROOFING MASTIC IS COVERING THE CRACKED, BUT HAS SINCE FAILED. RECOMMEND REPLACING ROOF CAP AND ENSURE CEILING FAN VENT PIPING IS FULLY CONNECTED TO VENT BATHROOM AIR TO THE EXTERIOR OF THE HOUSE.

5. Structural Components

5.4 Crawlspace

Not Inspected, Repair or Replace

THE CRAWLSPACE WAS NOT FULLY INSPECTED. I WAS NOT ABLE TO GET AROUND THE AIR DUCTING. UNKNOWN REMAINING CONDITION OF THE CRAWLSPACE. INSULATION, WATER AND DRAIN LINES, AND VAPOR BARRIER NOT FULLY INSPECTED. RECOMMEND FULLY INSPECTING THE CRAWLSPACE ONCE ACCESS IS ATTAINED. A SMALLER PERSON MAY BE ABLE TO GET BY ONE END OF THE HEAT DUCTING.

RODENT DROPPINGS FOUND IN THE CRAWLSPACE. UNKNOWN IF RODENTS ARE ACTIVE OR NOT. RECOMMEND HIRING A LICENSED RODENT REMOVAL CONTRACTOR TO FULLY INSPECT THE CRAWLSPACE. TREAT FOR RODENTS AS NEEDED.

7. Electrical System

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

UPPER HALLWAY BATHROOM AND MASTER BATHROOM RECEPTACLES DID NOT HAVE POWER AT TIME OF INSPECTION. THE MASTER BATHROOM RECEPTACLES ARE MOST LIKELY TIED INTO THE HALLWAY BATHROOM GFCI. CONSULT WITH A LICENSED ELECTRICAL CONTRACTOR TO ENSURE RECEPTACLES HAVE POWER. THE GFCI MAY BE WIRED IMPROPERLY.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Inspected, Repair or Replace

NO SERVICE TAGS FOR THE GAS FURNACE. ANNUAL SERVICING IS TYPICALLY RECOMMENDED FOR THIS TYPE OF GAS FURNACE. RECOMMEND HIRING A LICENSED HVAC CONTRACTOR TO SERVICE THE FURNACE.

9. Insulation and Ventilation

9.3 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

ENSURE DRYER IS VENTING TO THE REAR OF THE HOUSE WHEN IN OPERATION.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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ON POINT

HOME INSPECTIONS

INVOICE

On Point Home Inspections
4404 142nd DR NE
Lake Stevens, WA 98258
206-486-0340
Inspected By: Brandon Mauer

Inspection Date: 3/30/2024
Report ID: 033024

Customer Info:	Inspection Property:
Ryan Karabach	3926 Pacific Pl Mukilteo WA 98275
Customer's Real Estate Professional: Adam Braddock John L. Scott	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	450.00	1	450.00
			Tax \$0.00
			Total Price \$450.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note:



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HOME INSPECTIONS

On Point Home Inspections

Brandon Mauer

**4404 142nd DR NE
Lake Stevens, WA 98258
206-486-0340**

