

Inspection Report

Happy Homeowner

Property Address:

1234 Main St
Anytown WA 98000



Right Start Inspection Services

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5530 Myrtle Ave
Freeland, WA 98249
(206)-779-7614**

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page.....3](#)

[1 Roofing.....4](#)

[2 Exterior.....9](#)

[3 Garage.....15](#)

[4 Interiors.....16](#)

[5 Structural Components.....18](#)

[6 Plumbing System.....22](#)

[7 Electrical System.....25](#)

[8 Heating / Central Air Conditioning.....31](#)

[9 Insulation and Ventilation.....34](#)

[10 Built-In Kitchen Appliances.....39](#)

[Summary.....40](#)

[Invoice.....44](#)

Date: 6/20/2018	Time: 04:00 PM	Report ID: 062018001
Property: 1234 Main St Anytown WA 98000	Customer: Happy Homeowner	Real Estate Professional: Smart Agent Anytown Real Estate

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 and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Home Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing

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.

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IN NI NP RR Items

Grid of checkboxes: IN, NI, NP, RR. The RR checkbox is checked.

1.0 Roof Coverings

Roof Covering: Architectural

Viewed roof covering from: Ladder, Walked roof

Comments:

(1) There is moss buildup on the north side of the roof. Moss can do permanent damage to roof coverings and should be removed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

IN NI NP RR Items

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IN NI NP RR Items

(2) Roofing is single layer of architectural shingle.



1.0 Item 3(Picture)

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1.1 Flashings

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1.2 Skylights, Chimneys and Roof Penetrations

Sky Light(s): One, Fixed

Chimney (exterior): Brick

Comments:

(1) Chimney is 63" wide with no cricket and some Moss build up. Chimneys over 34" wide should have a cricket installed to prevent water and debris from building up behind the chimney.



1.2 Item 1(Picture)

IN NI NP RR Items

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IN NI NP RR Items

(2) Concrete chimney cap is deteriorated and should be repaired by a qualified contractor.

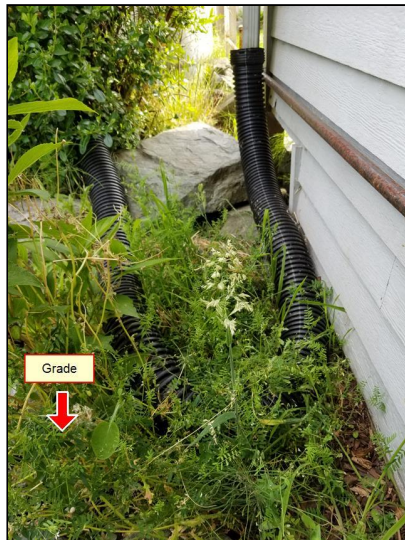


1.2 Item 2(Picture)

1.3 Roof Drainage Systems

Comments:

(1) Downspout at southeast corner of house is connected to a black flexible pipe which loops uphill. This pipe should be rerouted so that water from gutter can flow away from the building.



1.3 Item 1(Picture)

IN NI NP RR Items

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IN NI NP RR Items

(2) Gutter separated from the building at back side of the house, which may cause water intrusion into house. Gutter should be reattached or replaced as required.



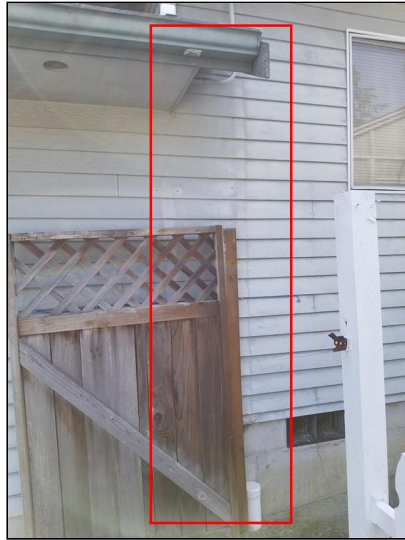
1.3 Item 2(Picture)

IN NI NP RR Items

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IN NI NP RR Items

(3) Downspouts on the south and west sides of building have been removed and openings in gutters blocked off. Currently the requirement of one downspout per 40' of gutter is not being met. Downspouts should be installed at these two locations.



1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)

IN NI NP RR Items

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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.

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IN NI NP RR Items

Grid of checkboxes with the fourth one checked.

2.0 Wall Cladding Flashing and Trim

Siding Style: Lap

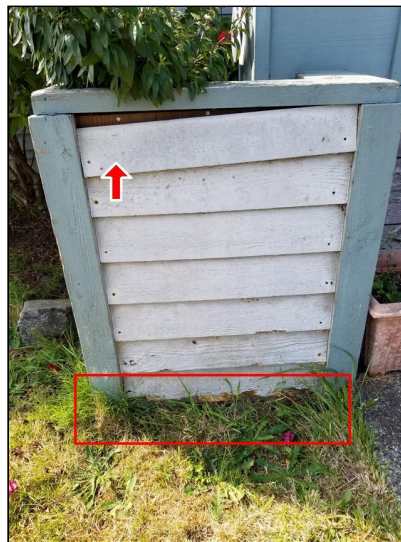
Siding Material: Composite board

Comments:

(1) Siding is in contact with grade and significantly deteriorated around planter boxes at front of house. Some siding is also loose on the planter boxes. Recommend adjusting grade away from siding and having damaged pieces replaced.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

IN NI NP RR Items

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IN NI NP RR Items

(2) Paint peeling on siding at the rear of the house. Needs prep and paint to prevent deterioration of siding.



2.0 Item 3(Picture)

(3) Multiple paint blisters exist on south side of house. Paint should be sanded and touched up as required.



2.0 Item 4(Picture)

Four square checkboxes in a row. The first three are empty, and the fourth contains a black dot.

2.1 Doors (Exterior)

Exterior Entry Doors: Wood, Insulated glass

Comments:

Sliding glass door at back of house has a broken seal.



2.1 Item 1(Picture)

IN NI NP RR Items

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IN NI NP RR Items

2.2 Windows

Comments:

No flashing seen above windows. No deterioration noted at this time but windows should be monitored for water intrusion in the future.



2.2 Item 1(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Appurtenance: Deck with steps, Deck, Patio

Comments:

(1) Back deck is attached over siding. All decks should be attached directly to framing. Siding should be cut back and deck re-installed by a qualified contractor.



2.3 Item 1(Picture)

IN NI NP RR Items

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IN NI NP RR Items

(2) Stairs at back of house (master bedroom door) attached on top of siding. Stairs should be attached directly to framing by a qualified contractor.



2.3 Item 2(Picture)

Four checkboxes: the first three are empty, and the fourth contains a black dot.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Driveway: Concrete

Comments:

(1) Plants are in contact with building in multiple areas. Plants should be trimmed back from building at least 6" or removed as they can cause damage to structure and provide a means for pests to enter the home.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

IN NI NP RR Items

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IN NI NP RR Items

(2) Vegetation and debris partially blocking foundation vent. Trim back vegetation and debris to promote ventilation.



2.4 Item 3(Picture)

(3) Siding is in contact with concrete on side of garage. Siding should be a minimum of 6" above grade.



2.4 Item 4(Picture)

2.5 Eaves, Soffits and Fascias

Comments:

The paint on the fascia is peeling. Recommend prep and paint on the west side.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

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3. Garage

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IN NI NP RR Items

3.0 Garage Ceilings

3.1 Garage Walls (including Firewall Separation)

3.2 Garage Floor

3.3 Garage Door (s)

Garage Door Type: Two automatic

Garage Door Material: Wood

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)

Auto-opener Manufacturer: STANLEY, 1/3 HORSEPOWER

Comments:

Both garage doors will reverse when met with resistance. West garage door opener switch not working. Vehicle remote will operate door. Switch should be repaired as needed by a qualified contractor.



3.5 Item 1(Picture)

3.6 Garage window (s)

IN NI NP RR Items

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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.

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IN NI NP RR Items

4.0 Ceilings
Ceiling Materials: Gypsum Board

4.1 Walls
Wall Material: Gypsum Board

4.2 Floors
Floor Covering(s): Carpet, Linoleum, Tile

Comments:

Stains on carpet in master bedroom.



4.2 Item 1(Picture)

4.3 Steps, Stairways, Balconies and Railings

4.4 Counters and Cabinets (representative number)
Cabinetry: Wood
Countertop: Laminate

4.5 Doors (representative number)
Interior Doors: Hollow core

4.6 Windows (representative number)

IN NI NP RR Items

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IN NI NP RR Items

Window Types: Casement, Sliders

Window Manufacturer: UNKNOWN

IN NI NP RR Items

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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.

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IN NI NP RR Items

Grid of checkboxes with the fourth one checked.

5.0 Foundations, Basement and Crawl space (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Foundation: Poured concrete

Method used to observe Crawl space: Crawled

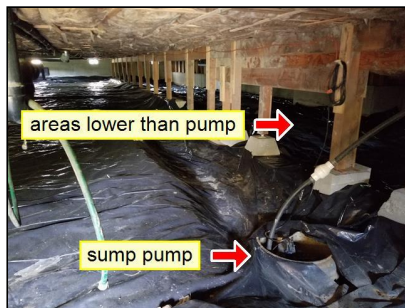
Comments:

- (1) Crawl space recently cleaned and Vapor Barrier replaced



5.0 Item 1(Picture)

- (2) Standing water in crawl space below level of sump pump. Sump pump is operating correctly, however, some areas of crawl space are excavated lower than the pump and have standing water under the vapor barrier. Suggest having the sump pump moved lower to alleviate the problem. Although there are some water marks on the foundation walls, all structural components appear undamaged.



5.0 Item 2(Picture)

IN NI NP RR Items

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IN NI NP RR Items

5.1 Walls (Structural)

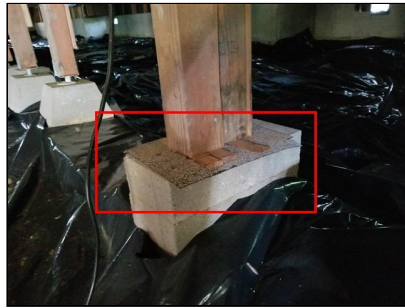
Wall Structure: 2 X 4 Wood

5.2 Columns or Piers

Columns or Piers: Wood piers

Comments:

Two columns have been installed without attachment to Foundation. Columns should be attached at top and bottom to resist seismic activity. We recommend having brackets installed by a qualified contractor.



5.2 Item 1(Picture)

5.3 Floors (Structural)

Floor Structure: Wood joists

5.4 Ceilings (Structural)

Ceiling Structure: Not visible

5.5 Roof Structure and Attic

Roof Structure: Engineered wood trusses, Sheathing

Roof-Type: Gable, Hip

Method used to observe attic: From entry

Attic info: Attic access, Scuttle hole

Comments:

IN NI NP RR Items

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IN NI NP RR Items

(1) Debris left in attic above garage should be removed.



5.5 Item 1(Picture)

(2) No "H" clips installed in between courses of roof sheathing. No action required.



5.5 Item 2(Picture)

IN NI NP RR Items

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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.

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IN NI NP RR Items

6.0 Plumbing Drain, Waste and Vent Systems
Washer Drain Size: 2" Diameter
Plumbing Waste: ABS

6.1 Plumbing Water Supply, Distribution System and Fixtures
Water Source: Public
Water Filters: None
Plumbing Water Supply (into home): Poly
Plumbing Water Distribution (inside home): Copper

Comments:

Water pressure 82 PSI measured at the hose bib at the back of the house. Water pressure between 40 and 80 PSI is considered acceptable. Excessive water pressure can cause damage and leaks in piping and fixtures. Suggest installing a water pressure regulator to protect fixtures and for occupant comfort.



6.1 Item 1(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

IN NI NP RR Items

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IN NI NP RR Items

Water Heater Power Source: Electric
Water Heater Capacity: 50 Gallon (2-3 people)
Water Heater Location: Garage
WH Manufacturer: BRADFORD-WHITE

Comments:

(1) Water heater manufacturer label. Water heater was manufactured in 2011.



6.2 Item 1(Picture)

(2) The T&P (Temperature and Pressure) valve on water heater is PEX which is bent up slightly and kinked, which may hinder water flow. T&P valve piping should be 3/4" ridged copper or CPVC. Piping should be replaced with a proper material by a licensed plumber.



6.2 Item 2(Picture)

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6.3 Main Water Shut-off Device (Describe location)

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Main water shut-off is in crawl space next to access door.



6.3 Item 1(Picture)

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

6.5 Main Fuel Shut-off (Describe Location)

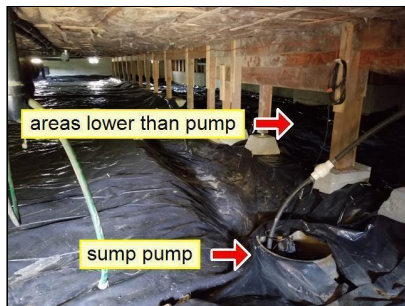
Comments:

Propane shut off is at propane tanks at the rear of the house.

6.6 Sump Pump

Comments:

Sump pump should be relocated by a qualified contractor to more effectively remove water from the crawlspace.



6.6 Item 1(Picture)

IN NI NP RR Items

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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.

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IN NI NP RR Items

7.0 Service Entrance Conductors

Electrical Service Conductors: Below ground, 220 volts

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

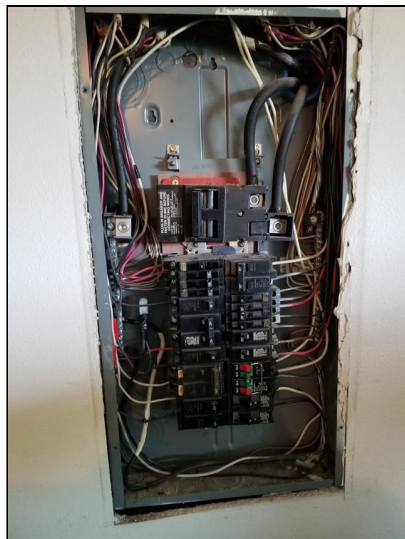
Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: CHALLENGER

Comments:

(1) Inside of main service panel.



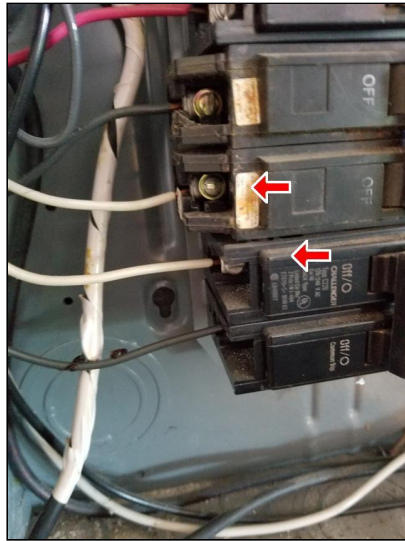
7.1 Item 1(Picture)

IN NI NP RR Items

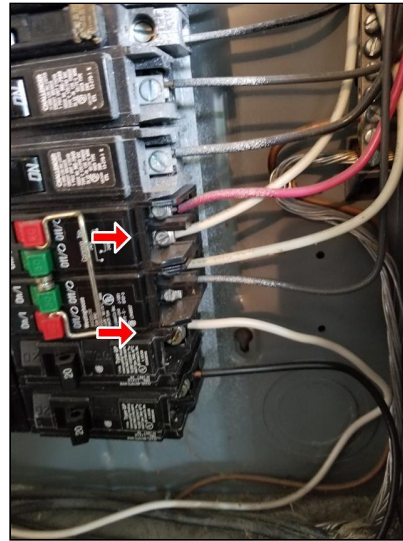
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair, Replace

IN NI NP RR Items

(2) Multiple white wires used as hot. These wires should be labeled to avoid short circuiting and electric shock. Recommend having wires checked and labeled by a certified electrical contractor.



7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Romex



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)

Comments:

IN NI NP RR Items

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IN NI NP RR Items

(1) Junction box in garage has no cover. Cover should be installed to prevent against electric shock.



7.3 Item 1(Picture)

(2) Multiple bulbs in guest bathroom are burned out or missing.



7.3 Item 2(Picture)

IN NI NP RR Items

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IN NI NP RR Items

(3) Outlet in kitchen not working and has a burn mark. Recommend outlet not be used until it can be repaired or replaced by a certified electrician.



7.3 Item 3(Picture)



7.3 Item 4(Picture)

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 Operation of AFCI (ARC Fault Circuit Interrupters)

7.7 Location of Main and Distribution Panels

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Main panel located on west wall of garage.



7.7 Item 1(Picture)

7.8 Smoke Detectors

Comments:

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

7.9 Carbon Monoxide Detectors

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Carbon monoxide detector sitting on counter and needs to be installed permanently.



7.9 Item 1(Picture)

IN NI NP RR Items

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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.

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IN NI NP RR Items

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8.0 Heating Equipment

Heat Type: Electric heat

Extra Info : in wall heaters

Energy Source: Propane, Electric

Number of Heat Systems (excluding wood): Two

Heat System Brand: APOLLO

heat exchanger brand: STAR

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8.1 Normal Operating Controls

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8.2 Automatic Safety Controls

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8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

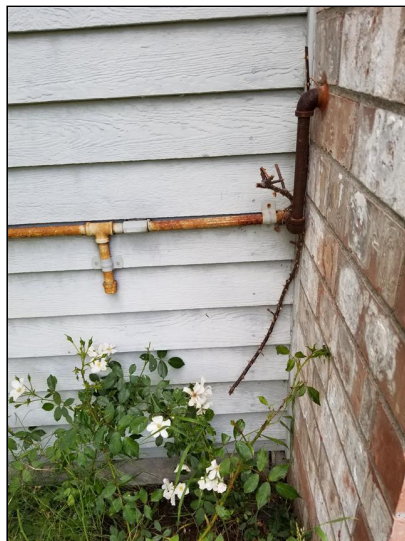
Ductwork: Insulated

Filter Type: N/A

Filter Size: N/A

Comments:

Gas supply piping is rusty and should be prepped and painted to avoid further deterioration.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

8.4 Presence of Installed Heat Source in Each Room

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)
 Comments:

A wasp's nest is blocking the intake for the heat exchanger. Nest appears to be vacant. A qualified person should remove the nest before operating the heat exchanger.



8.5 Item 1(Picture)

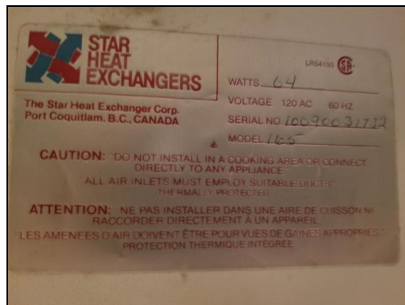
8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)
 Types of Fireplaces: Propane gas logs vented
 Operable Fireplaces: One
 Number of Woodstoves: None

8.7 Gas/LP Firelogs and Fireplaces

8.8 Cooling and Air Handler Equipment
 Number of AC Only Units: None

Comments:

(1) Heat exchanger manufacturer label.



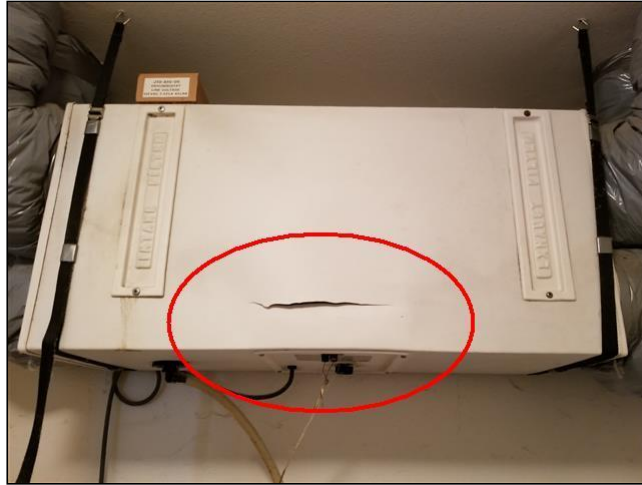
8.8 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(2) There is a crack in the casing of the heat exchanger. Recommend having the heat exchanger repaired or replaced by a qualified HVAC contractor before operating.



8.8 Item 2(Picture)

8.9 Normal Operating Controls

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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9.0 Insulation in Attic

Attic Insulation: Blown, Fiberglass

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Insulation in attic is adequate at 12" or more.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



9.0 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

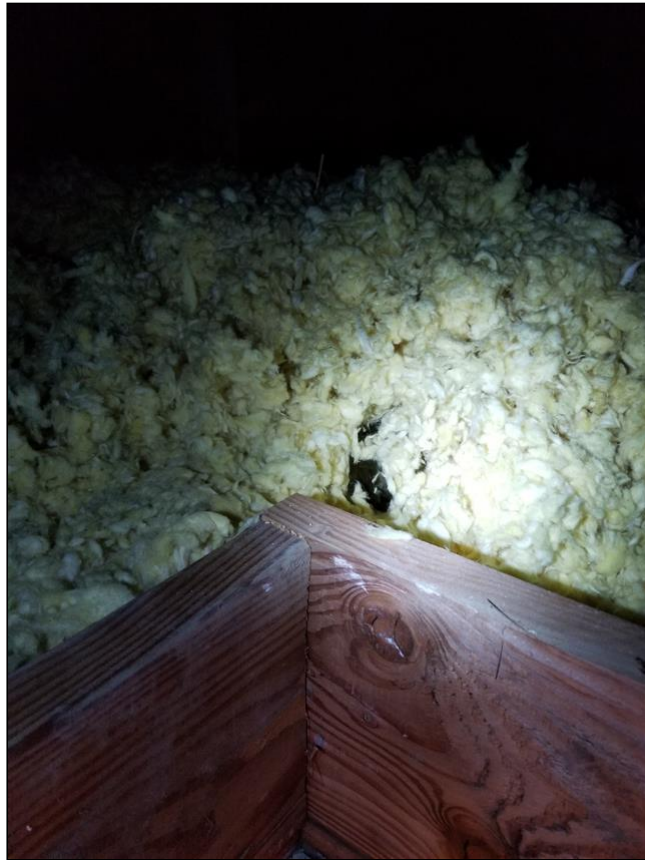


9.0 Item 2(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



9.0 Item 3(Picture)

9.1 Insulation Under Floor System
Floor System Insulation: Batts, Fiberglass

9.2 Vapor Retarders (in Crawlspace or basement)

9.3 Ventilation of Attic and Foundation Areas
Ventilation: Ridge vents, Soffit Vents

9.4 Venting Systems (Kitchens, Baths and Laundry)
Exhaust Fans: Fan with light
Dryer Power Source: 220 Electric
Dryer Vent: Metal

9.5 Ventilation Fans and Thermostatic Controls in Attic

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

10.0 Dishwasher
Dishwasher Brand: KITCHEN AIDE

10.1 Ranges/Ovens/Cooktops
Range/Oven: JENN AIR

10.2 Range Hood (s)
Exhaust/Range hood: JENN AIR

10.3 Trash Compactor
Trash Compactors: NONE

10.4 Food Waste Disposer
Disposer Brand: FRIGIDAIRE

10.5 Microwave Cooking Equipment
Built in Microwave: NONE

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The built-in appliances of the home were 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.

Summary

Right Start Inspection Services

**5530 Myrtle Ave
Freeland, WA 98249
(206)-779-7614**

Customer
Happy Homeowner

Address
1234 Main St
Anytown WA 98000

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

1.0 Roof Coverings

Repair or Replace

- (1) There is moss buildup on the north side of the roof. Moss can do permanent damage to roof coverings and should be removed.
- (2) Roofing is single layer of architectural shingle.

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

- (1) Chimney is 63" wide with no cricket and some Moss build up. Chimneys over 34" wide should have a cricket installed to prevent water and debris from building up behind the chimney.
- (2) Concrete chimney cap is deteriorated and should be repaired by a qualified contractor.

1.3 Roof Drainage Systems

Repair or Replace

- (1) Downspout at southeast corner of house is connected to a black flexible pipe which loops uphill. This pipe should be rerouted so that water from gutter can flow away from the building.
- (2) Gutter separated from the building at back side of the house, which may cause water intrusion into house. Gutter should be reattached or replaced as required.
- (3) Downspouts on the south and west sides of building have been removed and openings in gutters blocked off. Currently the requirement of one downspout per 40' of gutter is not being met. Downspouts should be installed at these two locations.

2. Exterior**2.0 Wall Cladding Flashing and Trim****Repair or Replace**

(1) Siding is in contact with grade and significantly deteriorated around planter boxes at front of house. Some siding is also loose on the planter boxes. Recommend adjusting grade away from siding and having damaged pieces replaced.

(2) Paint peeling on siding at the rear of the house. Needs prep and paint to prevent deterioration of siding.

(3) Multiple paint blisters exist on south side of house. Paint should be sanded and touched up as required.

2.1 Doors (Exterior)**Repair or Replace**

Sliding glass door at back of house has a broken seal.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**Repair or Replace**

(1) Back deck is attached over siding. All decks should be attached directly to framing. Siding should be cut back and deck re-installed by a qualified contractor.

(2) Stairs at back of house (master bedroom door) attached on top of siding. Stairs should be attached directly to framing by a qualified contractor.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**Repair or Replace**

(1) Plants are in contact with building in multiple areas. Plants should be trimmed back from building at least 6" or removed as they can cause damage to structure and provide a means for pests to enter the home.

(2) Vegetation and debris partially blocking foundation vent. Trim back vegetation and debris to promote ventilation.

(3) Siding is in contact with concrete on side of garage. Siding should be a minimum of 6" above grade.

2.5 Eaves, Soffits and Fascias**Repair or Replace**

The paint on the fascia is peeling. Recommend prep and paint on the west side.

3. Garage**3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)****Repair or Replace**

Both garage doors will reverse when met with resistance. West garage door opener switch not working. Vehicle remote will operate door. Switch should be repaired as needed by a qualified contractor.

4. Interiors**4.2 Floors****Repair or Replace**

Stains on carpet in master bedroom.

5. Structural Components**5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Repair or Replace**

- (1) Crawl space recently cleaned and Vapor Barrier replaced
- (2) Standing water in crawl space below level of sump pump. Sump pump is operating correctly, however, some areas of crawlspace are excavated lower than the pump and have standing water under the vapor barrier. Suggest having the sump pump moved lower to alleviate the problem. Although there are some water marks on the foundation walls, all structural components appear undamaged.

5.2 Columns or Piers

Repair or Replace

Two columns have been installed without attachment to Foundation. Columns should be attached at top and bottom to resist seismic activity. We recommend having brackets installed by a qualified contractor.

5.5 Roof Structure and Attic

Repair or Replace

- (1) Debris left in attic above garage should be removed.
- (2) No "H" clips installed in between courses of roof sheathing. No action required.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

Water pressure 82 PSI measured at the hose bib at the back of the house. Water pressure between 40 and 80 PSI is considered acceptable. Excessive water pressure can cause damage and leaks in piping and fixtures. Suggest installing a water pressure regulator to protect fixtures and for occupant comfort.

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

- (1) Water heater manufacturer label. Water heater was manufactured in 2011.
- (2) The T&P (Temperature and Pressure) valve on water heater is PEX which is bent up slightly and kinked, which may hinder water flow. T&P valve piping should be 3/4" ridged copper or CPVC. Piping should be replaced with a proper material by a licensed plumber.

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

- (1) Inside of main service panel.
- (2) Multiple white wires used as hot. These wires should be labeled to avoid short circuiting and electric shock. Recommend having wires checked and labeled by a certified electrical contractor.

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)

Repair or Replace

- (1) Junction box in garage has no cover. Cover should be installed to prevent against electric shock.
- (2) Multiple bulbs in guest bathroom are burned out or missing.
- (3) Outlet in kitchen not working and has a burn mark. Recommend outlet not be used until it can be repaired or replaced by a certified electrician.

7.9 Carbon Monoxide Detectors

Repair or Replace

Carbon monoxide detector sitting on counter and needs to be installed permanently.

8. Heating / Central Air Conditioning**8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Repair or Replace**

Gas supply piping is rusty and should be prepped and painted to avoid further deterioration.

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**Repair or Replace**

A wasp's nest is blocking the intake for the heat exchanger. Nest appears to be vacant. A qualified person should remove the nest before operating the heat exchanger.

8.8 Cooling and Air Handler Equipment**Repair or Replace**

(1) Heat exchanger manufacturer label.

(2) There is a crack in the casing of the heat exchanger. Recommend having the heat exchanger repaired or replaced by a qualified HVAC contractor before operating.

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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INVOICE

Right Start Inspection Services
5530 Myrtle Ave
Freeland, WA 98249
(206)-779-7614
Inspected By: Ryan Imbery

Inspection Date: 6/20/2018
Report ID: 062018001

Customer Info:	Inspection Property:
Happy Homeowner	1234 Main St Anytown WA 98000
Customer's Real Estate Professional: Smart Agent Anytown Real Estate	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: