



PROPERTY INSPECTION REPORT



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Client: Abc Def
Agent: Support - Home Inspector Pro

Date of Inspection: 1/15/2019
Age of House: 70 years (built in 1949)
Size: 1100 square feet
Weather: Sunny, warm

Report 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 if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

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.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



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.

Grounds		
Page 9 Item: 13	Exterior Faucet Condition	<ul style="list-style-type: none"> • One or more water hose bibs are not frost proof and will need to be winterized before weather turns below 32* as pipe damage can occur. • Recommend upgrading to a frost proof type hose bibb to prevent possible damage due to cracking of water line in below freezing temperatures.
Garage		
Page 11 Item: 6	GFCI	<ul style="list-style-type: none"> • GFCI did not respond to test, suggest replacing for safety.
Page 11 Item: 8	Fire Door	<ul style="list-style-type: none"> • The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.
Foundation		
Page 13 Item: 2	Ventilation	<ul style="list-style-type: none"> • Inadequate venting observed in crawlspace, suggest installing additional vents for proper moisture control.
Interior Areas		
Page 19 Item: 4	Electrical	<ul style="list-style-type: none"> • Open ground - receptacles in many places throughout the house. • Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.
Kitchen		
Page 23 Item: 12	Plumbing	<ul style="list-style-type: none"> • Under sink trap is complicated and too deep (> 4"). When the trap is too deep, liquid may flow through it too fast, which can lead to siphoning of the trap seal or lead to sludge buildup. • Recommend review by licensed plumbing contractor for repair or replacement as needed.
Page 24 Item: 15	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety by licensed electrician.
Bedrooms		
Page 26 Item: 5	Electrical	<ul style="list-style-type: none"> • Open ground - receptacle in bedrooms. This is a safety hazard and recommend correction by licensed electrician.
Bathroom		

Page 31 Item: 9	Plumbing	<ul style="list-style-type: none"> • Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odour to enter the dwelling. This situation may be rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odour is detected.
Page 32 Item: 14	Toilets	<ul style="list-style-type: none"> • Toilet loose and may need re-anchoring. Recommended corrections by qualified professionals.
Laundry		
Page 33 Item: 4	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety, by qualified electricians. • Recommend upgrading All receptacles to GFCI protection within 6 feet of all potential wet locations in the house, by a qualified electrician.
Heat/AC		
Page 35 Item: 1	Heater Condition	<ul style="list-style-type: none"> • Electric baseboard heater in north side bedroom does not respond to thermostat and repair or replacement by professionals recommended.
Water Heater		
Page 38 Item: 6	Strapping	<ul style="list-style-type: none"> • The water heater is not secured by strapping. Two straps were recommended to be installed by qualified professionals. For proper strapping of water heater please see: https://www.doh.wa.gov/Emergencies/BePreparedBeSafe/GetReady/WaterHeatersHowtosecurethem
Electrical		
Page 40 Item: 4	Cable Feeds	<ul style="list-style-type: none"> • There is an overhead service drop noted. • Masthead is loose or improperly secured, recommend review by a licensed electrician for repair or replacement as necessary. • Normal acceptable clearance of the power line to the roof is >3' at the closest point. The power line is too close to the roof/gutter and is a serious safety issue.
Attic		
Page 41 Item: 2	Structure	<ul style="list-style-type: none"> • Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate. • Possible organic growth noted. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). Recommend evaluation by professional mold inspector/contractor. • Inspected from access hole only, limited space in attic prevented entry.
Page 42 Item: 6	Electrical	<ul style="list-style-type: none"> • Knob and tube wiring present, cannot be sure if it has been disconnected. • Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety. • Recommend electrician to evaluate.
Basement/Crawlspace		

Page 44 Item: 1	Walls	<ul style="list-style-type: none">• Large cracks were observed at the visible foundation walls. Repairs can be expensive and further settling or damage could occur. Recommend a Structural Engineer to provide a detailed analysis.• Moisture intrusion was observed in numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.• Large hole was observed under foundation footing probably from previous water supply installation. Recommend professional review and repair as necessary, by qualified contractors.
Page 45 Item: 5	Drainage	<ul style="list-style-type: none">• Water puddles in multiple sites of crawl space.• Recommend further review of current perimeter foundation drainage system by a Qualified Foundation Drainage Contractor. Drain pit appears to be insufficient and may allow water to enter structure in the event of a heavy rainfall.• Wrong type of vapor barrier was installed. Black 6 mil plastic barrier is recommended.
Page 46 Item: 6	Framing	<ul style="list-style-type: none">• Wood beam showed signs of insect damage. A licensed Structural Pest inspector was recommended for further evaluation and treated as needed.



Inspection Details

1. Attendance

Client present • Fully Participated

2. Home Type

Detached • Single Family Home

3. Occupancy

Vacant - Furnished

4. Garage/Carport

Attached 2-car garage

5. Inspection time

9:00 AM - 12:00 PM

6. Home Age/Built in

Built in 1948

7. Square Footage

1100sf

8. Lot size

9063sf

9. Bedrooms and Bathrooms

2 bedrooms 2 bathroom

10. Weather Conditions

Sunny, warm



Grounds

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

1. Driveway and Walkway Condition



Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- **IMPROVE:** Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.

- Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



Large crack on walkway

2. Grading



Observations:

- The exterior drainage is generally away from foundation.

3. Vegetation Observations



Observations:

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

4. Gate Condition



Materials: Wood

Observations:

- Fences and gates are **NOT INCLUDED** as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.

5. Patio and Porch Deck



Observations:

- Front deck: Composite deck boards are installed upside down.
- Front deck: Decking board spacing less than 3/8" (see photo). Recommend cleaning deck frequently to avoid accumulation of organic debris causing trapped moisture and eventual rot. Some broken boards may need repair.
- Front deck Balusters spaced to far apart > 4" and may be hazard for small child.



Stairs of front patio



Composite decking boards installed upside down



Balusters are separated >4"



Broken deck board, front

6. Stairs & Handrail



Observations:

- There were no railings installed at the steps. Location: front yard. This is a potential tripping hazard. Recommend installing protective railings.
- Uneven rise of stairs could be a tripping hazard.



Front steps need handrail



Uneven rise of step may be a tripping hazard

7. Grounds Electrical



Observations:

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

8. GFCI



Observations:

- **GFCI** receptacles are in good condition.
- GFCI: Ground Fault Circuit interrupter .



Outdoor GFCI outlet

9. Main Gas Valve Condition



Materials: South side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit.
- No gas odors detected.

10. Plumbing



Materials: Copper piping noted.

Observations:

- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.
- Copper to galvanized missing proper connections. This condition will lead to a galvanic reaction which will corrode the pipes. Contact a licensed plumbing contractor to have the proper fittings installed.

11. Water Pressure



Observations:

- 50

12. Pressure Regulator

Observations:

- None.

13. Exterior Faucet Condition



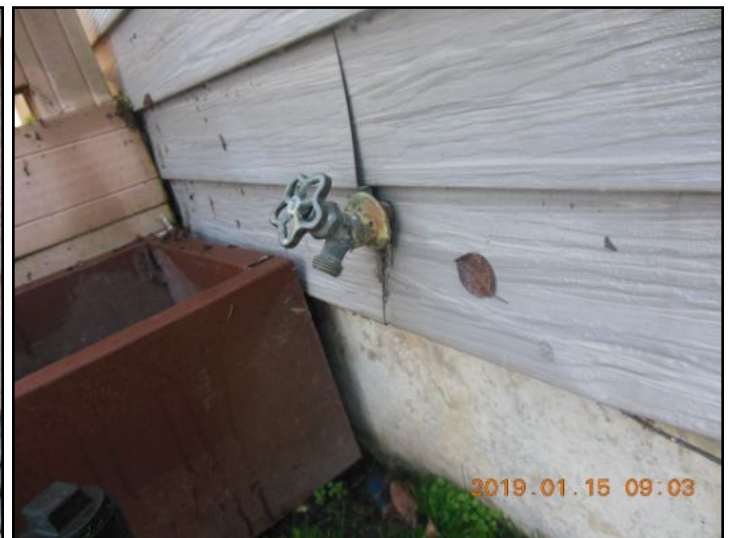
Location: North side of house. • West side of house.

Observations:

- One or more water hose bibs are not frost proof and will need to be winterized before weather turns below 32* as pipe damage can occur.
- Recommend upgrading to a frost proof type hose bibb to prevent possible damage due to cracking of water line in below freezing temperatures.



North side faucet- not frost proof



West side faucet - not frost proof

14. Patio Enclosure



Observations:

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



North side patio - wood

15. Fence Condition



Materials: Wood

Observations:

- ****FENCING****
- Appeared serviceable at time of inspection. Structural assembly inaccessible.



Garage

1. Roof Condition



Materials: Roofing is the same as main structure. • Inspected from ladder.
 Materials: Asphalt shingles noted.
 Observations:
 • No major system safety or function concerns noted at time of inspection.

2. Walls



Observations:
 • Appeared satisfactory, at time of inspection.

3. Floor Condition



Materials: Bare concrete floors noted.
 Observations:
 • Common cracks noted.

4. Rafters & Ceiling



Observations:
 • Rafter construction noted.
 • Wood Joists noted.

5. Electrical



• Some outlets not accessible due to furniture and or stored personal items.
 • Loose outlets noted.

6. GFCI



Observations:
 • **GFCI did not respond to test, suggest replacing for safety.**

7. Exterior Door



Observations:
 • Appeared functional, at time of inspection.

8. Fire Door



Observations:
 • **The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.**

9. Garage Door Condition



Materials: One 16' upgraded insulated steel door
 Observations:
 • No deficiencies observed.

10. Garage Door Parts



Observations:

- The garage door appeared functional during the inspection.

11. Garage Opener Status



Observations:

- Chain drive opener noted.

12. Garage Door's Reverse Status



13. Ventilation



Observations:

- Under eave soffit inlet vents noted.

14. Vent Screens



Observations:

- Vent screens noted as functional.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Walls



Observations:

- Moisture intrusion was observed in numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. It is recommended to have a basement specialist review the foundation for correcting the water intrusion and advise as needed before closing.
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.

2. Ventilation



Observations:

- **Inadequate venting observed in crawlspace, suggest installing additional vents for proper moisture control.**

3. Vent Screens



Observations:

- Vent screens noted as functional.

4. Access Panel



Observations:

- The foundation access panel installed and functional during the inspection.

5. Post and Girders



Observations:

- Support Material: Wood/Bearing Wall
- Beam Material: Wood

6. Sub Flooring



Observations:

- Not visible to inspect due to complete finished ceilings. See Limitations.



Subflooring invisible due to finishing with aluminum foil covering

7. Anchor Bolts



Observations:

- The anchor bolts were not visible.



Exterior Areas

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

1. Doors



Observations:

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

2. Window Condition



Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.

3. Siding Condition



Materials: Aluminium siding noted.

Observations:

- Caulk and seal all gaps, cracks and openings (see photos).
- Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.



Siding gaps open



Siding opening



Siding contacts ground

4. Eaves & Facia



Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection except that some metal soffit vents are loose and need minor repair.



Metal soffit vents loose, minor correction needed

5. Exterior Paint



Observations:

- The outside paint appears to be relatively new and no major issues observed.



Roof

1. Roof Condition



Materials: Inspected from ladder.

Materials: Asphalt shingles noted.

Observations:

- Roof ventilation may be inadequate; this may contribute to premature roof failure, conducive conditions for mold growth in attic, and/or high heating / cooling bills. Consider further evaluation by qualified contractor.
- No major system safety or function concerns noted at time of inspection.
- Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.



Moss on roof



No roof ventilation in the back side

2. Flashing



Observations:

- Aluminum flashing visible around chimney.

3. Chimney



Observations:

- No chimney cap visible from inspection level. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife.
- Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.



Chimney

4. Spark Arrestor



Observations:

- No chimney rain cap observed, suggest installing a chimney raincap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.
- No Spark Arrestor visible from inspection level; potential fire hazard. Verify that one exists, or have one installed.

5. Gutter



Observations:

- No major system safety or function concerns noted at 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. Ceiling Fans

Observations:

- None present.

2. Door Bell



Observations:

- Operated normally when tested.

3. Doors



4. Electrical



Observations:

- It is **HIGHLY** recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits, in the near future it will be a requirement and is a very safe and sound update.
- **Open ground - receptacles in many places throughout the house.**
- **Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.**



Outlets with open ground

5. Smoke Detectors



Observations:

- ****SMOKE DETECTORS****
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- ****CARBON MONOXIDE DETECTORS****
- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

6. Window-Wall AC or Heat



Observations:

- Heat pump and electric baseboard heaters noted.



Heat pump and baseboard electric heater in living room

7. Ceiling Condition



Materials: There are drywall ceilings noted.

8. Patio Doors

Observations:

- ****Hinged Patio Doors****

9. Screen Doors



Observations:

- Not installed, recommend installation and confirmation of proper screen door operation.

10. Wall Condition

Materials: Drywall walls noted.



11. Fireplace



Materials: Family Room

Materials: Free standing style wood burning stove noted.

Observations:

- **Wood Fireplaces**
- Damper was opened and closed several times.
- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

12. Window Condition

Materials: Vinyl framed single hung window noted.





Kitchen

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

1. Cabinets



Observations:

- No deficiencies observed.

2. Counters



Observations:

- Granite tops noted.



Kitchen

3. Dishwasher



Observations:

- Operated.
- Lack of a proper **air gap** noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.

4. Garbage Disposal



Observations:

- Operated - appeared functional at time of inspection.

5. Microwave



6. Cook top condition



Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.
- Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

7. Oven & Range



Observations:

- Oven(s): Electric
- Oven(s) operated when tested.

8. Sinks



9. Vent Condition

Materials: Exterior Vented



10. Window Condition

Materials: Vinyl framed single hung window noted.



11. Floor Condition

Materials: Hardwood flooring is noted.



12. Plumbing



Observations:

- Under sink trap is complicated and too deep (> 4"). When the trap is too deep, liquid may flow through it too fast, which can lead to siphoning of the trap seal or lead to sludge buildup.
- Recommend review by licensed plumbing contractor for repair or replacement as needed.



Drain trap too deep

13. Ceiling Condition

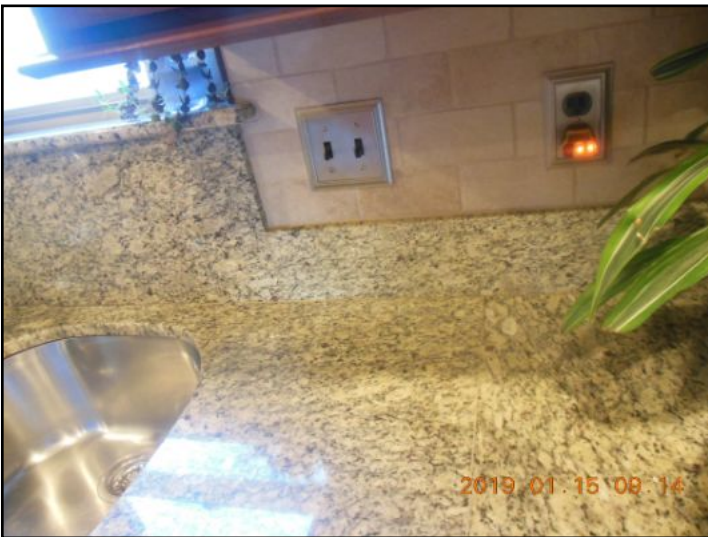
Materials: There are drywall ceilings noted.



14. Electrical

Observations:

- Kitchen countertop outlet had no power.



Non GFCI outlets close to sink



Countertop Outlet without power

15. GFCI

Observations:

• GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

• **No GFCI protection present, suggest installing GFCI protected receptacles for safety by licensed electrician.**



16. Wall Condition

Materials: Drywall walls noted. • There is a stone veneer noted.





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: Master#1 • North#2

2. Ceiling Fans

Observations:
• None present.

3. Closets



Observations:
• The closet is in serviceable condition.

4. Doors



Observations:
• Hollow wood doors.

5. Electrical



Observations:
• **Open ground - receptacle in bedrooms. This is a safety hazard and recommend correction by licensed electrician.**



Ungrounded outlets in bedrooms

6. Fireplace



Materials: Living Room

Materials: Free standing style wood burning stove noted.

Observations:

- ****Wood Fireplaces****
- Damper was opened and closed several times.
- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.



Fireplace

7. Floor Condition

Flooring Types: Hardwood flooring is noted.



8. Smoke Detectors



Observations:

- ****Smoke Detectors****
- We recommend hard wired smoke detectors with battery backups.
- It is recommended to test CO detectors regularly.



Smoke detector in north side bedroom, but absent in master bedroom

9. Wall Condition

Materials: Drywall walls noted.



10. Window-Wall AC or Heat



Observations:

- Electric baseboard heater in master bedroom operates and functions normally, but the one in north side smaller bedroom dis not work. Professional review and repair recommended.



Electric heater did not work

11. Window Condition

Materials: Vinyl framed single hung window noted.



12. Ceiling Condition

Materials: There are drywall ceilings noted.



13. Patio Doors



Observations:

- ****Hinged Patio Doors****



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: Main Floor Bathroom

2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Doors

Observations:

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



4. Electrical



5. GFCI

Observations:

- GFCI in place and operational



GFCI test good

6. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

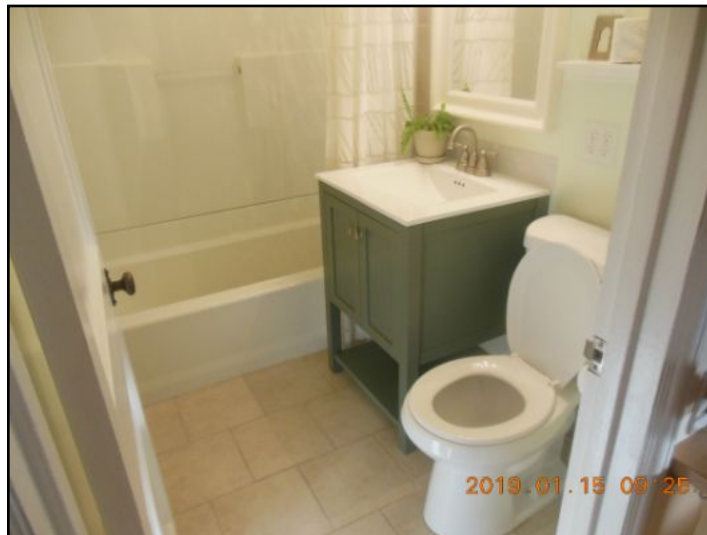




Ceiling and exhaust fan

7. Floor Condition

Materials: Ceramic tile is noted.



Bathroom

8. Mirrors



9. Plumbing



Observations:

• Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odour to enter the dwelling. This situation may be rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odour is detected.



Improper S trap plumbing under bathroom sink

10. Security Bars



Observations:

- The security bars were operated and were functional.

11. Bath Tubs



Observations:

- Tub

12. Enclosure



Observations:

- The shower enclosure was functional at the time of the inspection.

13. Sinks



Observations:

- ****SUPPLY****
- Operated normally, at time of inspection.

14. Toilets



Observations:

- Toilet loose and may need re-anchoring. Recommended corrections by qualified professionals.



Laundry

1. Locations

Locations: Hall

2. Dryer Vent



Observations:

- The dryer vent extends to the exterior.

3. Electrical



Observations:

- Open ground - receptacle for washer.



Outlet for washer has open ground

4. GFCI



Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety, by qualified electricians.
- Recommend upgrading All receptacles to GFCI protection within 6 feet of all potential wet locations in the house, by a qualified electrician.

5. Exhaust Fan

Observations:

- None present.

6. Gas Valves

Observations:

- No gas present.

7. Floor Condition

Materials: Sheet vinyl flooring is noted.



8. Plumbing



9. Wall Condition

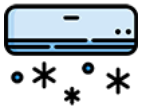
Materials: Drywall walls noted.



10. Ceiling Condition

Materials: There are drywall ceilings noted.





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



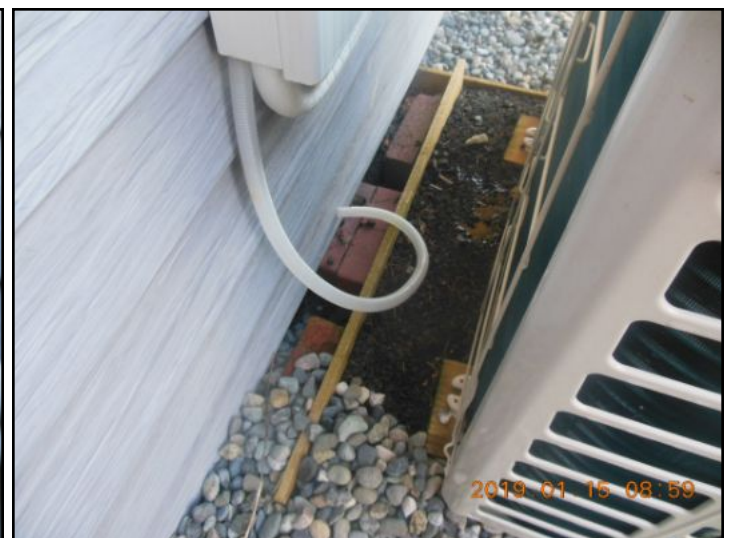
Materials: Heat pump noted. • Electric baseboard heater present.

Observations:

- Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.
- The condensation drain line of the heat pump discharge close to the foundation and may cause water penetration to the crawl space. The condensation should be discharged to approved plumbing fixture or disposal area sloped away from the foundation.
- **Electric baseboard heater in north side bedroom does not respond to thermostat and repair or replacement by professionals recommended.**



Heater pump



Condensation line discharges closely to foundation



Electric heater in the small bedroom does not respond to thermostat control

2. Refrigerant Lines



Observations:

- Condensation drain line terminates close to house foundation.

3. AC Compress Condition



Compressor Type: Electric

Location: The compressor is located on the exterior south.

Observations:

- Appeared functional at the time of inspection.

4. Filters



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.

5. Thermostats



Observations:

- Digital - programmable type.
- Functional at the time of inspection except the small bedroom where the heater does not respond to thermostat.



Water Heater

1. Base



Observations:

- A drain pan is recommended at the base of water heater.

2. Water Heater Condition



Heater Type: Electric

Location: The heater is located in the hall closet.

Observations:

- Water Source: Public
- Tank appears to be in satisfactory condition and manufactured in 2013.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



No earthquake straps and no drain pan



Water heater 6 years old

3. Number Of Gallons

Observations:

- 40 gallons

4. Plumbing



Materials: Copper

Observations:

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

5. Overflow Condition



Materials: Copper

Observations:

- We recommend that the overflow line extend to the exterior of the enclosure.

6. Strapping



Observations:

- The water heater is not secured by strapping. Two straps were recommended to be installed by qualified professionals. For proper strapping of water heater please see: <https://www.doh.wa.gov/Emergencies/BePreparedBeSafe/GetReady/WaterHeatersHowtosecurethem>



Electrical

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

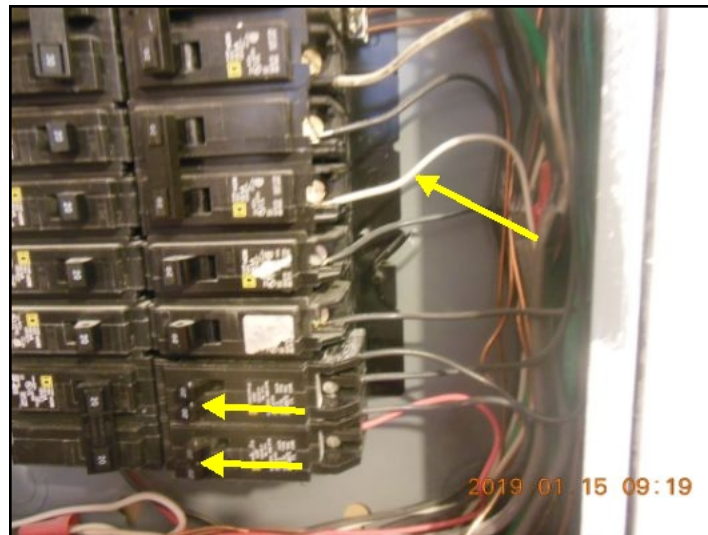
1. Electrical Panel



Location: Main Location: • Hallway

Observations:

- Exposed wire ends in panel box. Have evaluated by a licensed electrician.
- White live wire should be labeled black.
- Breaker handle ties are missing for multi-wire circuit breakers.
- Recommend having breakers evaluated by a licensed electrician.



white live wires should be labeled black and handle ties are needed for some breakers

2. Main Amp Breaker



Observations:

- 150 amp

3. Breakers in off position



Observations:

- 0

4. Cable Feeds



Observations:

- There is an overhead service drop noted.
- Masthead is loose or improperly secured, recommend review by a licensed electrician for repair or replacement as necessary.
- Normal acceptable clearance of the power line to the roof is >3' at the closest point. The power line is too close to the roof/gutter and is a serious safety issue.



Service mast is not secured



Service drop too close to roof

5. Breakers



Materials: Copper non-metallic sheathed cable noted. • Knob and tube wiring was observed in this home. This type of wiring was standard at the time of construction, and unless otherwise noted, appears to be in serviceable condition.

Observations:

- Although the circuit breakers appeared serviceable, old wires with cloth sheathing were observed and may indicate live knob and tube wiring.
- We recommend contacting a licensed electrician to evaluate the knob and tube wiring system and correct as necessary for safety concerns.



old wires



Attic

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

1. Access



Observations:

- ****Location of access****
- Scuttle Hole located in:
- Hallway closet.
- **IMPROVE:** The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover@@pull down ladder@@ with a batt of fiberglass insulation to reduce energy expenses.

2. Structure



Observations:

- **Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.**
- **Possible organic growth noted. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). Recommend evaluation by professional mold inspector/contractor.**
- **Inspected from access hole only, limited space in attic prevented entry.**



Broken sheathing board and past leaks



Potential biogrowth/mold

3. Ventilation



Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

4. Vent Screens



Observations:

- Vent screens noted as functional.

5. Duct Work

Observations:

- None observed.

6. Electrical



Observations:

- Knob and tube wiring present, cannot be sure if it has been disconnected.
- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
- Recommend electrician to evaluate.



Knob and tube wiring and missed junction box cover

7. Attic Plumbing



Observations:

- **ABS** (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing vent piping

8. Insulation Condition



Materials: Blown in **cellulose** insulation noted.

Depth: Insulation averages about 4-6 inches in depth; more recommended.

Observations:

- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.
- Insulation is sparse in some areas.
- Insulation is covering knob and tube wiring.
- Recommend upgrade the insulation by a professional contractor.



Uneven insulation

9. Chimney



Observations:

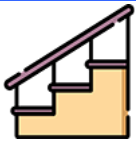
- Brick and mortar deterioration observed; repair advised.

10. Exhaust Vent



Observations:

- Functional.



Basement/Crawlspace

1. Walls



Materials: ****CRAWLSPACE**** • Crawlspace noted.

Observations:

- Large cracks were observed at the visible foundation walls. Repairs can be expensive and further settling or damage could occur. Recommend a Structural Engineer to provide a detailed analysis.
- Moisture intrusion was observed in numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.
- Large hole was observed under foundation footing probably from previous water supply installation. Recommend professional review and repair as necessary, by qualified contractors.



Large crack on foundation wall



Water puddles and large hole under foundation footing

2. Insulation



Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.

3. Plumbing Materials



Materials: Galvanized and Copper

Observations:

- Corrosion/cysts were noted as one or more locations of the metal drain lines. Repairs recommended to be performed by a Qualified Plumber.



4. Access

Materials: Indoor closet.

5. Drainage

Observations:

- Water puddles in multiple sites of crawl space.
- Recommend further review of current perimeter foundation drainage system by a Qualified Foundation Drainage Contractor. Drain pit appears to be insufficient and may allow water to enter structure in the event of a heavy rainfall.
- Wrong type of vapor barrier was installed. Black 6 mil plastic barrier is recommended.



Water puddle in crawl space



Wrong type of vapor barrier

6. Framing



Observations:

- ****BEAMS****
- Wood beam and posts- as with any wood, monitor for any changes and maintain well for longevity.
- Wood beam showed signs of insect damage. A licensed Structural Pest inspector was recommended for further evaluation and treated as needed.



Frass present

7. Subfloor



Observations:

- Not fully visible for inspection due to lack of access.

Residential Earthquake Hazards Report

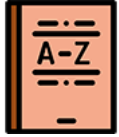
Yes	No	N/A	Don't Know	
	X			1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
Yes	No	N/A	Don't Know	
X				2. Is the house anchored or bolted to the foundation?
Yes	No	N/A	Don't Know	
		X		3. If the house has cripple walls: a. Are the exterior cripple walls braced?
Yes	No	N/A	Don't Know	
		X		b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
Yes	No	N/A	Don't Know	
			X	4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
Yes	No	N/A	Don't Know	
		X		5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
Yes	No	N/A	Don't Know	
		X		b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
Yes	No	N/A	Don't Know	
		X		6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
Yes	No	N/A	Don't Know	
		X		7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
Yes	No	Don't Know		
		X		8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
Yes	No	Don't Know		
		X		9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) (Buyer) Date



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves