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RESIDENTIAL REPORT COPY

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JUNE 15, 2021

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Here is your inspection report. We understand this can be overwhelming at times. We are a solutions-based inspection company and love walking clients through this report. We find that a simple phone call can help everyone understand the findings in greater detail and give you peace of mind. Please reach out with any questions.

SUMMARY

34
MAINTENANCE ITEM

55
RECOMMENDATION

21
SAFETY HAZARD/MAJOR CONCERN

2.1.1 Roof - Coverings: Exposed Nails/Staples
2.1.2 Roof - Coverings: Damaged (General)
2.1.3 Roof - Coverings: Improper Ridge Cap Installation
2.1.4 Roof - Coverings: Patchwork Done
2.1.5 Roof - Coverings: Powerwashed
2.3.1 Roof - Flashings: Improperly Installed
2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Vent Boot Damaged
2.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Metal Chimney Rust
2.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Flue Cover (spark arrestor) Missing
2.4.4 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Crown Cracked
2.4.5 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Flue Dirty
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3.2.1 Exterior - Walkways & Patios: Patio Cracking - Minor
3.3.1 Exterior - Decks, Balconies, Porches & Steps: Deck Framing - No Counter-Flashing
3.3.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
3.3.3 Exterior - Decks, Balconies, Porches & Steps: Improper Deck Construction Practices
3.3.4 Exterior - Decks, Balconies, Porches & Steps: Earth to Wood Contact
3.5.1 Exterior - Siding, Flashing & Trim: Poor/Missing Caulk
3.5.2 Exterior - Siding, Flashing & Trim: Exterior Vent Cover Damaged
3.5.3 Exterior - Siding, Flashing & Trim: Poor/Missing Siding
3.5.4 Exterior - Siding, Flashing & Trim: Flashing Needed
3.8.1 Exterior - Lighting Fixtures, Switches & Receptacles: Light Inoperable
3.8.2 Exterior - Lighting Fixtures, Switches & Receptacles: Bulb Cover Needed
3.9.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Too Close To Home
3.10.1 Exterior - Fence & Retaining Walls: Damaged/Rotted Fence Boards
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4.2.1 Foundation & Structure (Finished Basement) - Foundation: Foundation Cracks - Minor

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5.1.1 Garage or Carport - Occupant Door (From garage to inside of home): Not Self-closing
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5.5.1 Garage or Carport - GFCI: No GFCI Protection Installed
5.6.1 Garage or Carport - Lighting Fixtures, Switches & Receptacles: Bulb Cover Needed
5.7.1 Garage or Carport - Garage Door: Auto Reverse Sensor Not Working
5.7.2 Garage or Carport - Garage Door: Crush Reverse Not Working
5.7.3 Garage or Carport - Garage Door: Recommed Removing Lock
5.7.4 Garage or Carport - Garage Door: Unplugged
5.7.5 Garage or Carport - Garage Door: Missing Hardware
6.1.1 Heating - Equipment: Inoperable
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9.4.1 Attic - Ventilation: Gable Vent Damaged
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10.2.1 Kitchen/Dining - Doors: Door Lock Inopperable
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10.6.1 Kitchen/Dining - Windows: Failed Seal
10.7.1 Kitchen/Dining - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
10.7.2 Kitchen/Dining - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
10.8.1 Kitchen/Dining - GFCI & AFCI: No GFCI Protection Installed
11.3.1 Built-in Appliances - Range/Oven/Cooktop: Range Not Fastened
11.4.1 Built-in Appliances - Garbage Disposal: Exposed Wiring
12.1.1 Fireplace - Vents, Flues & Chimneys: Chimney Liner Dirty
13.6.1 Laundry - Dryer: Dryer Noisy
13.8.1 Laundry - Drain, Waste, & Vent Systems: Improper Connection

13.10.1 Laundry - Exhaust Systems: No Exhaust
13.11.1 Laundry - Lighting Fixtures, Switches & Receptacles: Bulb Cover Needed
13.13.1 Laundry - Countertops/Cabinets & Sink: Poor/Missing Caulk
14.2.1 Stairwell & Hallway - Steps, Stairways & Railings: Handrail Must Return To Wall
14.6.1 Stairwell & Hallway - Lighting Fixtures, Switches & Receptacles: Light Inoperable
14.6.2 Stairwell & Hallway - Lighting Fixtures, Switches & Receptacles: Bulb Cover Needed
15.4.1 Living Room/Family Room - Windows: Blind Damaged
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16.8.1 Bonus Room - Smoke Detectors: None Installed
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17.5.1 Bedroom Top South East - Windows: Poor/Missing Caulk
17.8.1 Bedroom Top South East - Smoke Detectors: Old - Replace every 10 years
18.7.1 Bedroom Top South - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
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18.7.3 Bedroom Top South - Lighting Fixtures, Switches & Receptacles: Bulb Cover Needed
18.8.1 Bedroom Top South - Smoke Detectors: None Installed
19.2.1 Bedroom 3 - Doors: Missing Door Bump
19.4.1 Bedroom 3 - Walls and Trim: Poor Patchwork
19.7.1 Bedroom 3 - Lighting Fixtures, Switches & Receptacles: Light Inoperable
19.7.2 Bedroom 3 - Lighting Fixtures, Switches & Receptacles: Bulb Cover Needed
19.8.1 Bedroom 3 - Smoke Detectors: Old - Replace every 10 years
20.8.1 Master Bedroom - Smoke Detectors: Old - Replace every 10 years
21.7.1 Master Bathroom - Lighting Fixtures, Switches & Receptacles: Light Inoperable
21.8.1 Master Bathroom - GFCI & AFCI: No GFCI Protection Installed
21.10.1 Master Bathroom - Water Supply, Distribution Systems & Fixtures: Cold Turned Off
22.2.1 Bathroom Top Full - Doors: Missing Door Bump
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22.9.1 Bathroom Top Full - GFCI & AFCI: No GFCI Protection Installed
22.11.1 Bathroom Top Full - Water Supply, Distribution Systems & Fixtures: Water Turned Down/Off
22.12.1 Bathroom Top Full - Drain, Waste, & Vent Systems: Toilet Not Secure
22.13.1 Bathroom Top Full - Tub/Shower: Poor/Missing Caulk
22.13.2 Bathroom Top Full - Tub/Shower: General Damage
23.8.1 Bathroom Basement 3/4 - Lighting Fixtures, Switches & Receptacles: Light Inoperable

23.9.1 Bathroom Basement 3/4 - GFCI & AFCI: No GFCI Protection Installed
23.11.1 Bathroom Basement 3/4 - Water Supply, Distribution Systems & Fixtures: Hot Turned off/down
23.13.1 Bathroom Basement 3/4 - Tub/Shower: Recommend Sealing Grout
23.13.2 Bathroom Basement 3/4 - Tub/Shower: Shower Head Leaks

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent

Occupancy
Vacant

Start and End Time (approximate)
1000

Year Built
1987

Style/Type
Split-Level

Entrance Faces
South

Weather Conditions
Light Rain, Cloudy

Temperature (approximate)
42 Fahrenheit (F)

We will not check air conditioning units at temperatures below 65 degrees (F). Running an A/C unit below 65 degrees (F) can cause the system to seize if it is not designed to operate below this temperature.

Utilities
Public Electricity - MLS Verified, Public Water - MLS Verified, Public Sewer - MLS Verified, Gas - MLS Verified

Utility connections are verified via the MLS (multiple listing service) and/or public records. If the utilities are off or disconnected it will affect the ability to fully inspect the home. We recommend having the utilities turned on prior to the inspection.

2: ROOF

Information

Inspection Method
Walked On

Roof Type/Style
Gable

Valley Type/Style
Closed

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Galvanized

Estimated Age
15-20

This is an estimated age of the roof. Consult with the seller and request paperwork for a much more accurate estimate of age. Different material types last different lengths of time and it also depends on how well the covering was serviced on how long a material will last. More importantly, is how well this particular roof is holding up versus the actual age.

Coverings: **Material**

Asphalt (architectural)

Different materials have an average or estimated life spans. Many different factors including installation and care can affect the longevity of these materials. Here is a list of average life spans and keep in mind your covering may last shorter or longer than these estimates. For the most accurate condition of your roof, it is recommended to contact a qualified roofing specialist to inspect the roof. A picture provided is from the Internachi website - International Association of Certified Home Inspectors

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes, may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

Roofing	Life Expectancy in Years
Aluminum Coating	3 to 7
Asphalt (architectural)	30
Asphalt Shingles (3-tab)	20
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

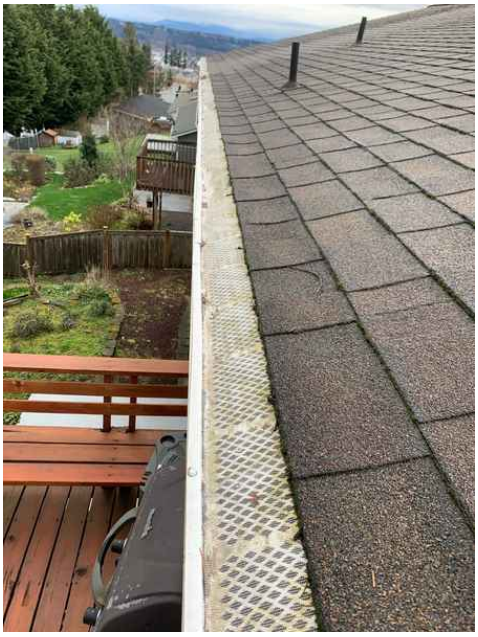
Estimated Roofing Life Spans

Limitations

Roof Drainage Systems

GUTTER GUARDS

While gutter guards can help reduce debris from entering them they also prohibit the ability to fully inspect the inside of them. I would recommend cleaning the inside of the gutters to verify there is no blockage inside and they perform as intended.



Deficiencies

2.1.1 Coverings

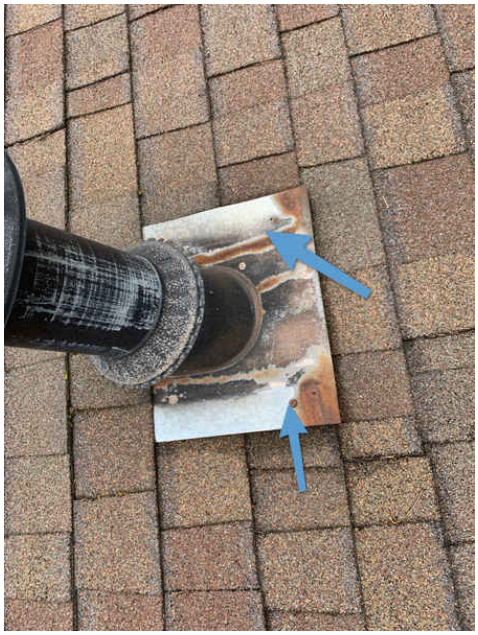
Maintenance Item

EXPOSED NAILS/STAPLES

Exposed nails/staples were showing during the inspection. Recommend sealing the exposed nails/staples with the proper roof caulking/sealant to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



2.1.2 Coverings

Recommendation

DAMAGED (GENERAL)

Roof coverings showed damage in one or more areas. Recommend a qualified roofing professional evaluate and repair.

Recommendation

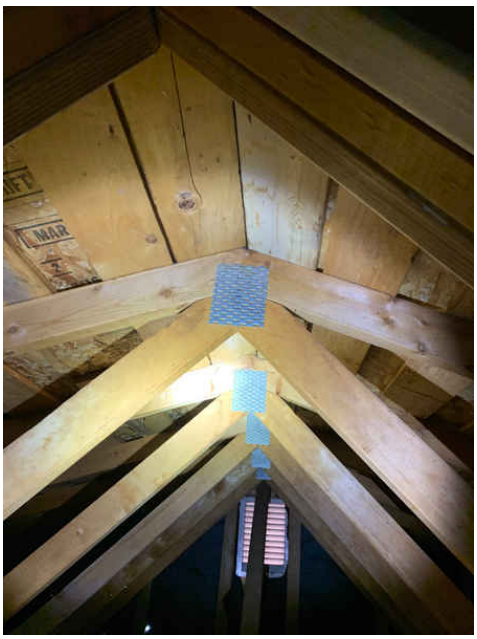
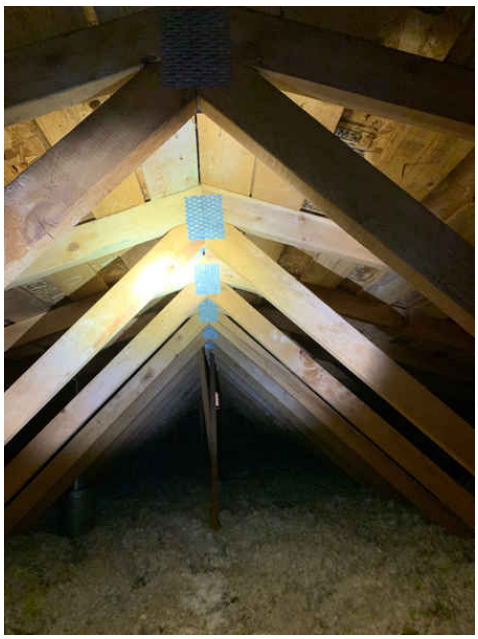
Contact a qualified roofing professional.

2.1.3 Coverings

IMPROPER RIDGE CAP INSTALLATION

Recommendation

Contact a qualified roofing professional.

2.1.4 Coverings

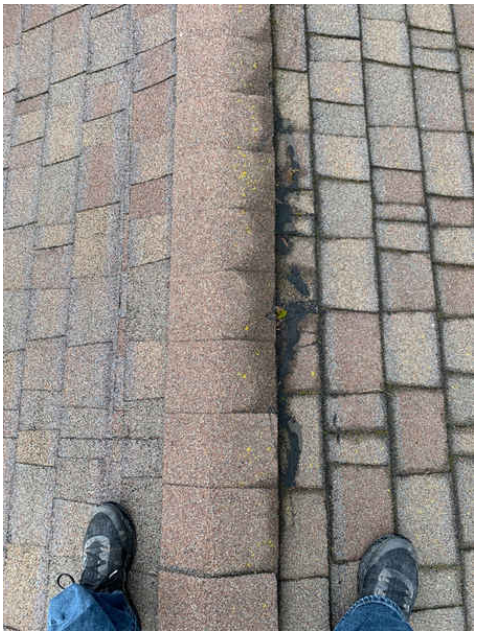
PATCHWORK DONE

Maintenance Item

Patchwork was noticed at the time of the inspection. Recommend contacting the seller to determine the reason for the patchwork. Recommend consulting a qualified roofer to provide a roof warranty and/or further evaluation of the roof.

Recommendation

Contact a qualified professional.



2.1.5 Coverings

Recommendation

POWERWASHED

The roof appeared to be power washed. power washing a roof can degrade the life of the roof significantly. Recommend a qualified roofer evaluate and repair damaged areas or the roof.

Recommendation

Contact a qualified professional.

2.3.1 Flashings

Recommendation

IMPROPERLY INSTALLED

Flashing was improperly installed. Recommend qualified roofer evaluate and repair as needed.

Recommendation

Contact a qualified professional.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

VENT BOOT DAMAGED

The venting boot was noticed to be damaged at the time of the inspection. This can cause moisture intrusion into the home. Recommend having a qualified roofer come out to repair or replace the venting boot. The rubber plumbing vent flashings are a low-cost and lower-quality product. They should be replaced when the roof is replaced or when damaged. Over time the sun rays will wear on the rubber causing it to deteriorate cause leaks.

Recommendation

Contact a qualified roofing professional.

2.4.2 Skylights, Chimneys & Other Roof Penetrations

Recommendation

METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting. Recommend painting and monitoring the chimney which may have to be replaced at some point.

Recommendation

Contact a qualified chimney contractor.

2.4.3 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY FLUE COVER (SPARK ARRESTOR) MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified chimney contractor.

2.4.4 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY CROWN CRACKED

Typical cracking was noted on the chimney cap. Recommend having the chimney cap sealed to prevent moisture intrusion by a qualified professional.

Recommendation

Contact a qualified masonry professional.

2.4.5 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY FLUE DIRTY

Chimney flue was excessively dirty, which can pose a serious fire hazard. Recommend a qualified chimney contractor clean the build up in the flue before use.

Recommendation

Contact a qualified chimney sweep.

3: EXTERIOR

Information

Inspection Method
Visual

Driveways and Sidewalks: Driveway & Sidewalk Material
Concrete

Walkways & Patios: Walkway and Patio Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps

Decks, Balconies, Porches & Steps: Material
Wood

Exterior Doors: Exterior Entry Door
Aluminum

Siding, Flashing & Trim: Siding Style
Lap

Siding, Flashing & Trim: Siding Material
Fiber Cement, Wood

If your home contains stucco and/or EIFS it is recommended to have stucco and/or EIFS expert evaluate the siding of the home. If the home does not have this material there is no need for this inspection.

Limitations

Decks, Balconies, Porches & Steps

DECK CLEARANCE

The clearance for visibility was too low to inspect the support structure.

WA 308-408C-080
(2) The inspector is not required to:
• Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

Deficiencies

3.1.1 Driveways and Sidewalks

Maintenance Item

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitoring and/or have a concrete contractor patch/seal. A driveway is typically not a structural component of the home as it is poured separately. Shrinkage cracks are normal to see especially if controlled crack joints were not installed during the initial install.

Recommendation

Contact a handyman or DIY project

3.2.1 Walkways & Patios

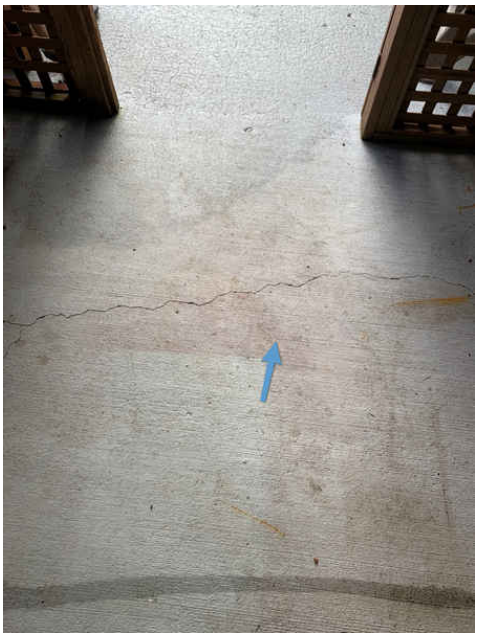
Maintenance Item

PATIO CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitoring and/or have a concrete contractor patch/seal. A walkway is not a structural component of the home as it is poured separately. Shrinkage cracks are normal to see especially if controlled crack joints were not installed during the initial install.

Recommendation

Recommend monitoring.



3.3.1 Decks, Balconies, Porches & Steps

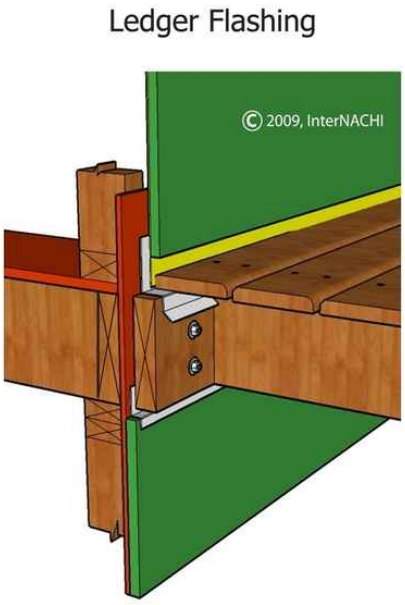
Recommendation

DECK FRAMING - NO COUNTER-FLASHING

There was no metal counter-flashing (ledger flashing) noted where the siding material meets the deck framing. This “Z” flashing would help keep water from getting in behind the siding below. Further review by a qualified contractor is recommended.

Recommendation

Contact a qualified deck contractor.



3.3.2 Decks, Balconies, Porches & Steps

Safety Hazard/Major Concern

DECK - ROTTED BOARDS

One or more deck boards showed signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.

3.3.3 Decks, Balconies, Porches & Steps

Safety Hazard/Major Concern

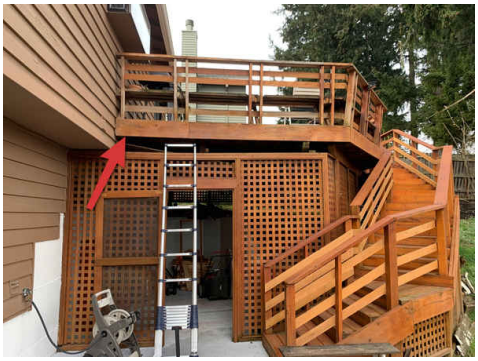
IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.

https://www.awc.org/pdf/codes-standards/publications/dca/AWC-DCA62015-DeckGuide-1804.pdf

Recommendation

Contact a qualified deck contractor.



3.3.4 Decks, Balconies, Porches & Steps

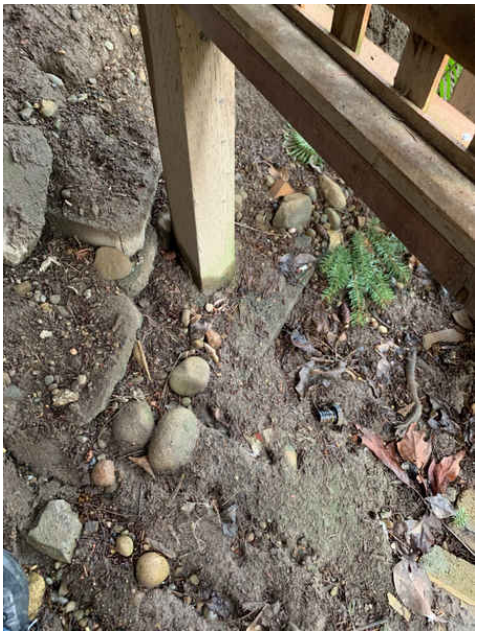
Recommendation

EARTH TO WOOD CONTACT

The deck had earth to wood contact at the support pillars. Recommend elevating the support pillars off the ground to prevent rot and decay.

Recommendation

Contact a qualified professional.



3.5.1 Siding, Flashing & Trim

Maintenance Item

POOR/MISSING CAULK

Caulking is needed to prevent water and/or pest intrusion. Caulking that is missing, cracked, or peeling needs to be replaced to prevent damage.

Recommendation

Contact a qualified professional.

3.5.2 Siding, Flashing & Trim

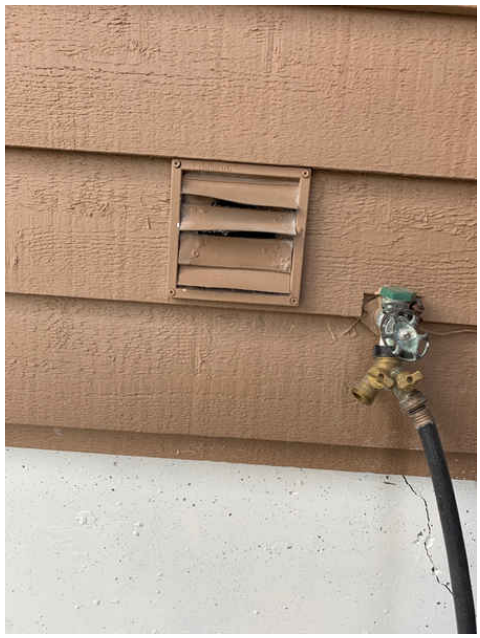
Recommendation

EXTERIOR VENT COVER DAMAGED

The exterior vent cover is damaged. Recommend repair or replacement by a qualified professional to prevent pest or moisture intrusion.

Recommendation

Contact a qualified professional.



3.5.3 Siding, Flashing & Trim

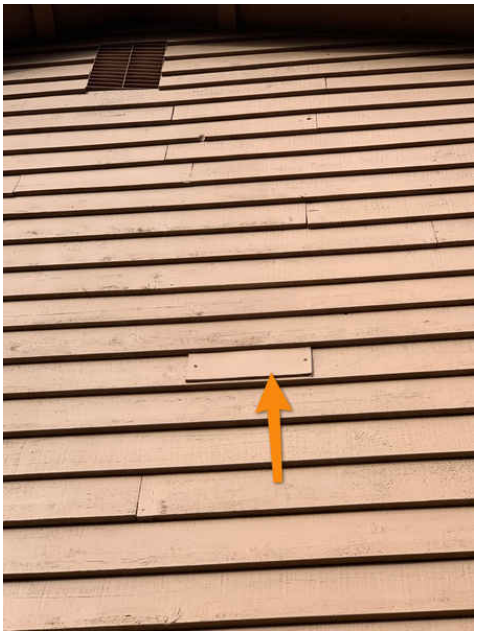
Recommendation

POOR/MISSING SIDING

Poor or missing siding was noted. Recommend installing in or replacing siding to better protect the home from the elements.

Recommendation

Contact a qualified professional.



3.5.4 Siding, Flashing & Trim

Recommendation

FLASHING NEEDED

No flashing noted at the time of the inspection in one or more areas. Recommend having a siding specialist come install flashing as needed to prevent moisture intrusion.

Recommendation

Contact a qualified siding specialist.

3.8.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed. If a new light does not fix the problem, we recommend you have a qualified electrical come evaluate and make any repairs needed.

Recommendation

Contact a handyman or DIY project

3.8.2 Lighting Fixtures, Switches & Receptacles

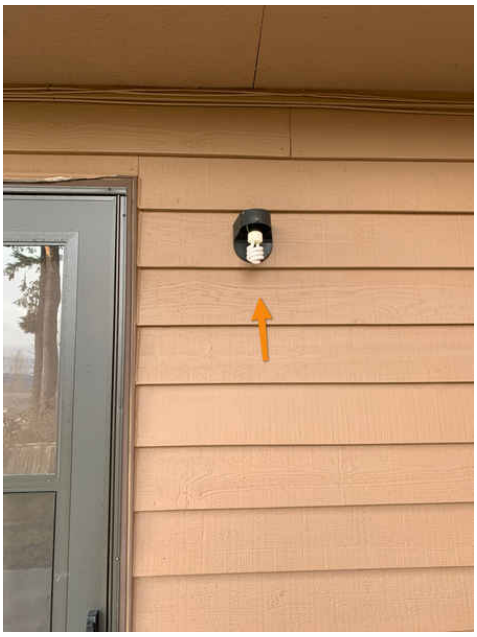
Recommendation

BULB COVER NEEDED

One or more light fixtures were missing a cover. Recommend replacing the cover to prevent moisture intrusion or shorting.

Recommendation

Contact a qualified professional.



3.9.1 Vegetation, Grading, Drainage & Retaining Walls

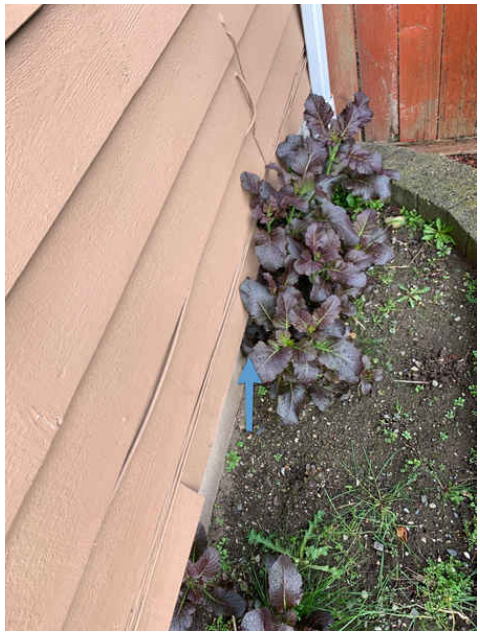
Maintenance Item

VEGETATION TOO CLOSE TO HOME

Vegetation was too close to the home and should be cut back 6-12 inches. If left touching the house it can cause a pathway for bugs and moisture to enter the home and potentially rot away the building envelope. Overhanging vegetation requires routine, diligent roof maintenance to prolong life of roof and promote proper drainage.

Recommendation

Contact a qualified lawn care professional.



3.10.1 Fence & Retaining Walls

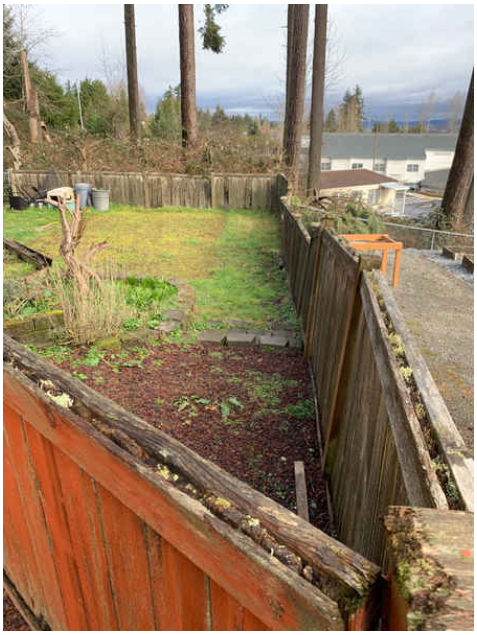
Recommendation

DAMAGED/ROTTED FENCE BOARDS

The fence had damaged fence boards and should be replaced as desired.

Recommendation

Contact a qualified fencing contractor



3.10.2 Fence & Retaining Walls

Recommendation

ROTTED BOARDS

One or more deck boards showed signs of rot. Recommend a qualified landscape professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.

4: FOUNDATION & STRUCTURE (FINISHED BASEMENT)

Information

General: Basement Floor (if visible)
Concrete

General: Inspection Method
Visual, Infrared

Foundation: Material
Concrete

Subfloor and Structure (If Visible): Structure Material (If Visible)
Not Visible

Subfloor and Structure (If Visible): Sub-floor Material (if visible)
Not Visible

Deficiencies

4.2.1 Foundation

Maintenance Item

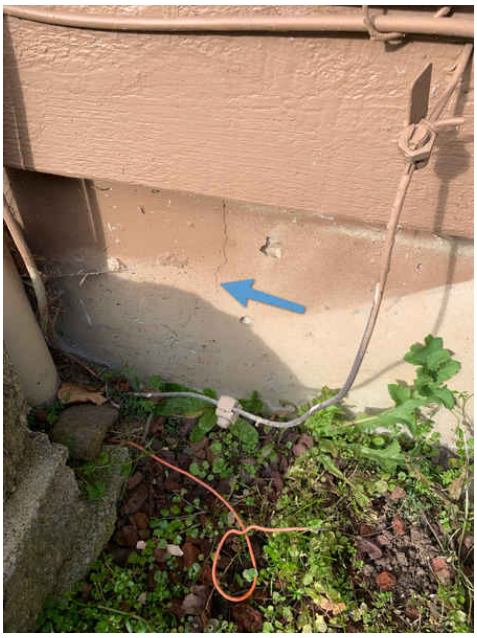
FOUNDATION CRACKS - MINOR

Typical shrinkage cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Recommend monitoring.



4.2.2 Foundation

Recommendation

FOUNDATION CRACKS - MODERATE

Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be repaired. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection. These cracks need sealing on the exterior to prevent moisture penetration. It would be recommended to properly repair the crack per industry standards to help prevent additional damage or moisture intrusion. The crack should be repaired per industry standards. Simply applying a skim coat of new concrete over the crack is not an acceptable repair. One such repair can be done by viewing the attached link. http://www.strongtie.com/videolibrary/crackpac.html

Here is an informational article on foundation cracks.

Recommendation

Contact a foundation contractor.

5: GARAGE OR CARPORT

Information

Type of Garage
Attached - Side by Side

Parking Spaces
2

Ceilings: Ceiling Material
Drywall

Walls & Firewalls: Wall Material
Drywall

Garage Door: Material
Insulated, Metal

Garage Door: Type
Sectional

Deficiencies

5.1.1 Occupant Door (From garage to inside of home)

Recommendation

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Contact a qualified professional.

5.4.1 Floor

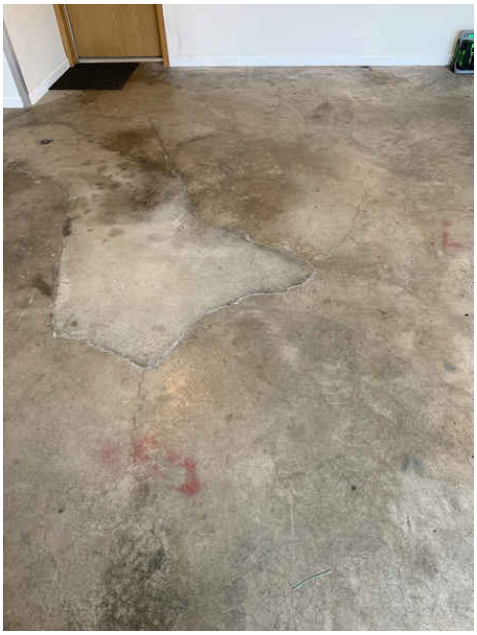
Maintenance Item

NORMAL CRACKING

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitoring and/or have a concrete contractor patch/seal. A garage floor is typically not a structural component of the home as it is poured separately. Shrinkage cracks are normal to see especially if controlled crack joints were not installed during the initial install.

Recommendation

Contact a handyman or DIY project



5.5.1 GFCI

Safety Hazard/Major Concern

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all needed locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

5.6.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

BULB COVER NEEDED

One or more light fixtures were missing a cover. Recommend replacing the cover or installing an LED bulb to prevent shock/fire if the bulb is broken.

Recommendation

Contact a handyman or DIY project

5.7.1 Garage Door

Safety Hazard/Major Concern

AUTO REVERSE SENSOR NOT WORKING

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.

5.7.2 Garage Door

Safety Hazard/Major Concern

CRUSH REVERSE NOT WORKING

Garage door openers have a sensor that will reverse if there is too much pressure to prevent the crushing of an object. The garage door did not reverse when pressure was applied to the door. Recommend having a qualified professional adjust the garage door opener to reverse properly.

Recommendation

Contact a qualified professional.

5.7.3 Garage Door

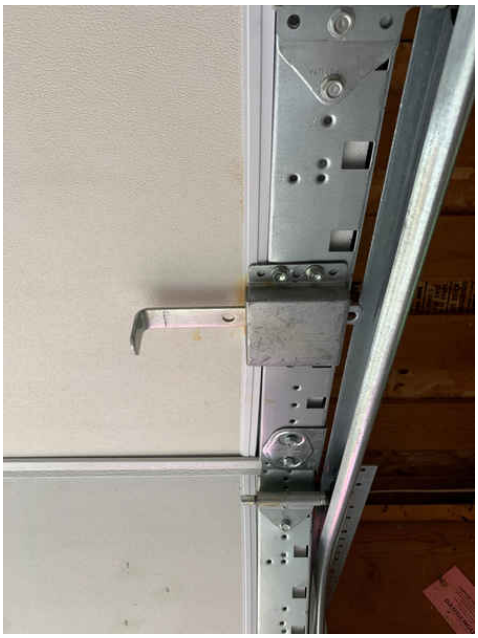
RECOMMED REMOVING LOCK

Maintenance Item

A garage door lock as noted along with an installed garage door opener. We recommend removing this lock as if you lock the door and use the garage opener it can damage the door or opener.

Recommendation

Contact a qualified professional.



5.7.4 Garage Door

UNPLUGGED

Recommendation

The garage door motor was unplugged. Recommend consulting the seller as the reason the opener was unplugged and further evaluation from a qualified professional.

Recommendation

Contact a qualified garage door contractor.

5.7.5 Garage Door

MISSING HARDWARE

Recommendation

The garage door was missing the appropriate hardware. Recommend evaluation by a qualified garage door professional.

Recommendation

Contact a qualified garage door contractor.

6: HEATING

Information

Equipment: Brand
Carrier

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Gas-Fired Forced Air

Distribution Systems: Ductwork
Non-insulated

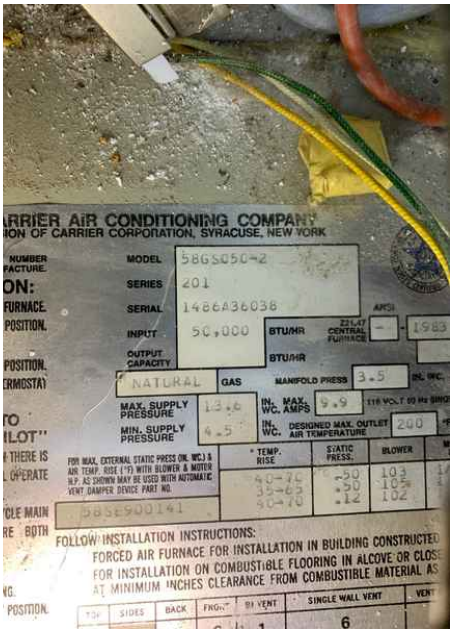
AFUE Rating
<60

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard. Furnaces should be serviced annually to prolong its useful life.

Equipment: **Furnace Age**

1986

The manufacturer's age is when the unit was made (not necessarily installed). Typical gas furnaces last about 20 years if properly maintained.



Deficiencies

6.1.1 Equipment

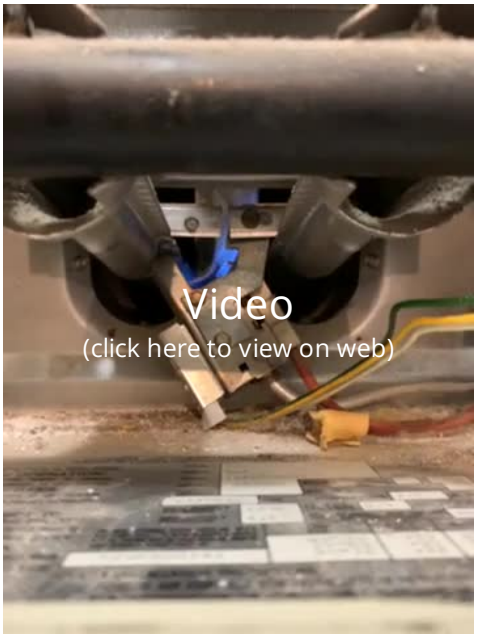
Recommendation

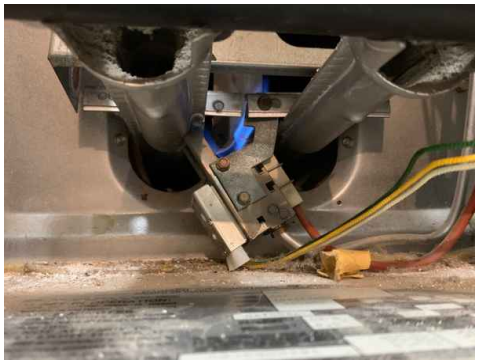
INOPERABLE

Heating element was inoperable at time of inspection. Recommend qualified HVAC professional evaluate & ensure functionality.

Recommendation

Contact a qualified HVAC professional.





6.1.2 Equipment

Recommendation

FURNACE END OF LIFE

The furnace is at the end of its useful life. Recommend planning to replace it with a new more efficient unit when the unit quits operating properly.

Recommendation

Contact a qualified HVAC professional.

7: ELECTRICAL

Information

Main Electrical Shut-off: Main Shut Off Location
Garage

Service Entrance Conductors: Electrical Service Conductors
120 Volts, 220 Volts, Aluminum, Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

TABLE 35	WIRE AMPACITIES IRC T3705.1 NEC T310.15B16						
	60°C	75°C	90°C	60°C	75°C	90°C	
	140°F	167°F	194°F	140°F	167°F	194°F	
INSULATION TYPES							
Cu (AWG)	TW UF	THHW THW THWN USE	THHN THHW THW-2 THWN-2 USE-2	TW UF	XHHW USE	USE-2, XHHW-2	Al (AWG)
	Cu			Al			
14[A]	15	20	25	–	–	–	–
12[A]	20	25	30	15	20	25	12[A]
10[A]	30	35	40	25	30	35	10[A]
8	40	50	55	35	40	45	8
6	55	65	75	40	50	55	6
4	70	85	95	55	65	75	4
3	85	100	115	65	75	85	3
2	95	115	130	75	90	100	2
1	110	130	145	85	100	115	1
1/0	125	150	170	100	120	135	1/0
2/0	145	175	195	115	135	150	2/0
3/0	165	200	225	130	155	175	3/0
4/0	195	230	260	150	180	205	4/0
250	215	255	290	170	205	230	250
300	240	285	320	195	230	260	300
350	260	310	350	210	250	280	350
400	280	335	380	225	270	305	400
500	320	380	430	260	310	350	500

A. For Cu wire: max OCPD 30A for #10, 20A for #12, & 15A for #14.
For Al wire, max OCPD 25A for #10 & 20A for #12.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Westinghouse

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wires - 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Garage

Carbon Monoxide Detectors: Installed

Deficiencies

7.4.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

MISSING SCREW

Screw(s) on the dead front panel were missing. Add a non-tipped screw(s) to secure the dead front panel to the cabinet.

Recommendation

Contact a qualified professional.

7.4.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Maintenance Item

MISSING LABELS ON PANEL

At the time of inspection, the panel was missing labeling. Recommend a qualified electrician or person identify and map out locations if desired.

Recommendation

Contact a handyman or DIY project

7.4.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

MAIN PANEL NOT BONDED

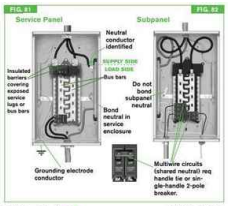
The bus bars were not bonded. Recommend consulting a qualified electrician on bonding requirements for this panel.

Recommendation

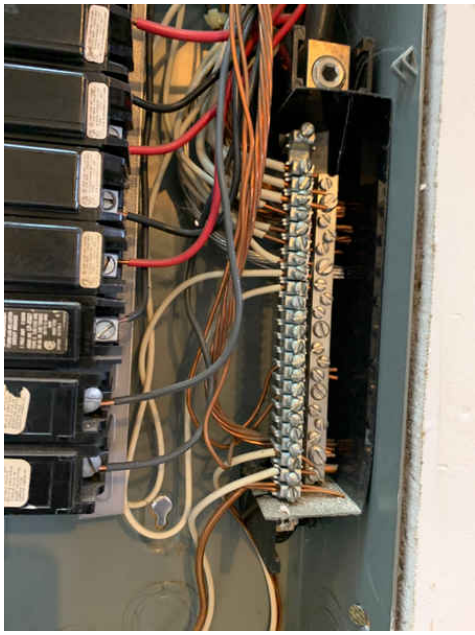
Contact a qualified professional.

PANELBOARDS (LOAD CENTERS)

General	18 IRC	17 NEC
☐ Barriers req'd over exposed service lugs/bus EXC F81 n/a		408.3A2
• Service equipment w/ > 1 main disconnect	n/a	408.3A2X
☐ Overcurrent protection of bus req'd per T3S EXC	3706.3	408.36
• Service equipment w/ > 1 main disconnect	n/a	408.36X1
☐ Only 1 wire per breaker terminal unless L&L for 2	3406.10	110.14A
☐ Torque all terminals per labeling	3406.10P	110.14CP
☐ Breaker brand and models L&L for panel	3403.3	110.3B
☐ Backfed breakers mechanically secured in place	3706.5	408.36D
☐ Use of each circuit identified by purpose w/ sufficient detail to be distinguished from all other circuits	3706.2	408.4A
☐ Circuit description not dependent on temporary conditions, e.g., room color or occupant's name	3706.2	408.4A
☐ Open knockouts & missing cover twist-outs closed	3404.6	110.12A
☐ Max height of center of breaker handle 6 ft. 7 in.	3705.7#6	240.24A
☐ Secure each cable to panelboard enclosure	3907.8	312.5C
☐ Avoid crowding of conductors	3907.1	312.7
☐ Splices & taps max 40% fill, max 75% cross-section	3907.1	312.8
Neutral Conductors		
☐ Bond neutral in service panels F81	3607.2&4	250.24B
☐ No grounding of neutral after service EXC F82	3607.2	250.24A5
• Existing separate structure w/ no parallel metal path	3607.3.2	250.32BX
☐ Subpanel neutral isolated from enclosure F82	3908.6	408.40
☐ Each neutral req's individual terminal	3706.4	408.41
☐ Continuity of neutral not by means of panel enclosure	3406.13	200.2B
☐ Neutrals factory-applied white or grey EXC	3407.1	200.6A
• Conductors ≥ #4 white tape encircling ends F81	3407.1	200.6B
☐ White not OK on ungrounded conductors EXC	3407.3	200.7A
• White conductors of a cable assembly OK if permanently id ends by tape or other marking not white or green	3407.3X	200.7C



Multiwire Circuits F82	18 IRC	17 NEC
☐ Multiwire circuits req handle tie or single handle	3701.5.1	210.4B
☐ All conductors of multiwire branch circuit grouped or identified inside enclosures EXC	3701.5.2	210.4B
• Cable systems were grouping is obvious	3701.5.2X	210.4BX1
☐ Neutrals may not feed through devices whose removal would interrupt continuity (pigtails req'd for neutral in boxes) n/a		300.13B



8: PLUMBING

Information

Filters
None

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 4"

Drain, Waste, & Vent Systems: Material
ABS, PVC

Water Distribution Systems & Fixtures: Water Main Supply Material
Unknown

Water Distribution Systems & Fixtures: Distribution Line Material
Copper

Hot Water Systems: Capacity
40 gallons

Hot Water Systems: Location
Closet

Hot Water Systems: Manufacturer
Whirlpool

Hot Water Systems: Power Source/Type
Gas

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

It is not required but a good idea to attach a shut-off wrench on the gas meter. In case of an earthquake or emergency having a shut-off tool attached will make it easy to turn the gas off immediately. Here is a link to a reasonable tool.

Main Water Shut-off Device: Location

Garage

Typically a home will have a water main shut-off at the street (meter) and in the home somewhere. This is not always the case with older homes but is very common depending on the period of construction.

Water Distribution Systems & Fixtures: Water Pressure - PSI

40 - 80 PSI

Water pressure between 40 and 80 psi is considered normal. Oaktree evaluates the water pressure using a gauge that is attached to the water spigot this may not be a 100% accurate representation of the whole home's water pressure. Oaktree also evaluates the overall flow at all faucets in the home.

Hot Water Systems: Water Heater Age

2016

Most gas tank water heaters have an estimated life span of 6 - 12 years with 10 being the average. Of course, this will depend on the usage and maintenance of the unit. Check the manufacturer's estimated life span for your specific unit. Tankless and electric water heaters can last longer. Replace the unit if there are any leaks. When the unit starts to corrode, have flame rollout, or makes a pinging noise when heating it is likely nearing the end of its useful life.

Service the water heater once a year to prolong it's useful life. I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to 120 degrees F. Here is a useful guide on traditional water heater maintenance.

Tankless water heaters should also be maintained at least once a year. Here is a useful guide.

Deficiencies

8.4.1 Water Distribution Systems & Fixtures

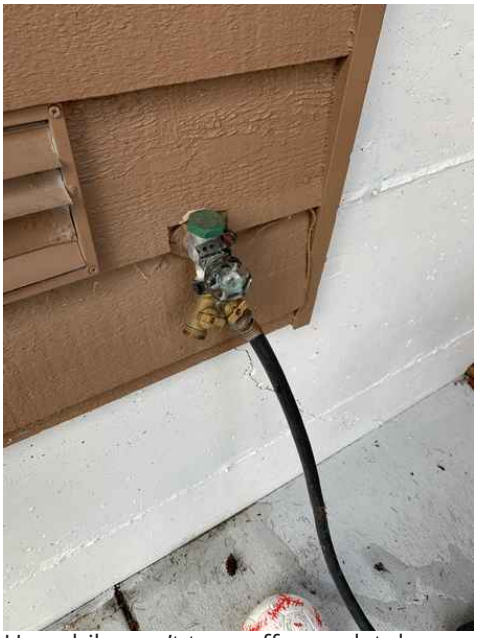
Recommendation

SPIGOT LEAKS

The front hose bib (spigot) was leaking when turned on at the handle. Recommend having a qualified plumber repair/replace as needed.

Recommendation

Contact a qualified professional.



Hose bib won't turn off completely

8.5.1 Hot Water Systems

Safety Hazard/Major Concern

IMPROPER INSTALLATION - SEISMIC STRAPS

The water heater is improperly installed and needs seismic straps installed on the top 1/3 and bottom 1/3 of the water heater. The bottom strap must be a minimum of 4 inches above the gas line. The appraiser may call this out during their evaluation. Recommend having this taken care of prior to the appraiser evaluating the home.

Recommendation

Contact a handyman or DIY project

8.5.2 Hot Water Systems

Recommendation

NO EXPANSION TANK

No expansion tank was present at the time of the inspection. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

8.5.3 Hot Water Systems

WATER TEMPERATURE TOO HIGH

Safety Hazard/Major Concern

The water temperature was set too high. Recommend having the temperature set to 120 degrees or less to prevent scalding.

Recommendation

Recommended DIY Project

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec

8.5.4 Hot Water Systems

TPR VALVE INCORRECTLY INSTALLED

Recommendation

https://app.leg.wa.gov/wac/default.aspx?cite=296-150C-1500

Relief valves must be provided with full-sized drains. Drains must be directed to the exterior sides of the unit, exiting at least six inches above the ground, and each drain pipe must exhaust with a ninety-degree downward turn. Drain lines must be of a material approved for hot water distribution and must drain fully by gravity, must not be trapped, and must not have their outlets threaded.

Recommendation

Contact a qualified professional.

Whirlpool

9: ATTIC

Information

Ventilation: Ventilation Type
Gable Vents, Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan Only

Roof Structure: Material
OSB, Skip Sheathing

Attic Insulation: Insulation Type
Blown

Attic Insulation: **R-value In Inches**

8 Inches

Here is a link regarding additional information about insulation from energy.gov

	Insulation R-values					
sulation Type	11	13	19	22	30	38
tts/Blankets	Inches					
Fiberglass	3 ½ "	4"	6"	7"	9 ½ "	12"
Rock wool	3"	4"	5 ½ "	6"	8 ½ "	11"
ose-fill						
Fiberglass	5"	5 ½ "	8 ½ "	10"	13 ½ "	17"
Rock wool	4"	4 ½ "	6 ½ "	8"	10 ½ "	13"
Cellulose	3"	3 ½ "	5 ½ "	6"	8 ½ "	11"
Vermiculite	5"	6"	9"	10"	14"	18"
gid board						
Polystyrene (extruded)	3"	3 ½ "	5"	5 ½ "	7 ½ "	9 ½ "
'olystyrene (bead board)	3"	3 ½ "	5 ½ "	6"	8 ½ "	10 ½ "
Urethane	2"	2"	3"	3 ½ "	5"	6"
Fiberglass	3"	3 ½ "	5"	5 ½ "	7 ½ "	9 ½ "

Deficiencies

9.1.1 Attic Access

Maintenance Item

MISSING HATCH WEATHERSTRIP

The access door/hatch was missing weatherstriping. Recommend installing one to enhance the efficiency of the building envelope. The attic hatch was missing insulation. Recommend installing insulation to enhance the building's thermal envelope. WA Code - R402.2.4 Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose fill insulation. EXCEPTION:
Vertical doors that provide access from conditioned to unconditioned spaces shall be permitted to meet the fenestration requirements of Table R402.1.1.

Recommendation

Contact a qualified professional.

9.2.1 Roof Structure

Recommendation

MOISTURE INTRUSION

The sheathing showed signs of moisture intrusion. Recommend a qualified roofer evaluate and make the necessary repairs.

Recommendation

Contact a qualified professional.

9.2.2 Roof Structure

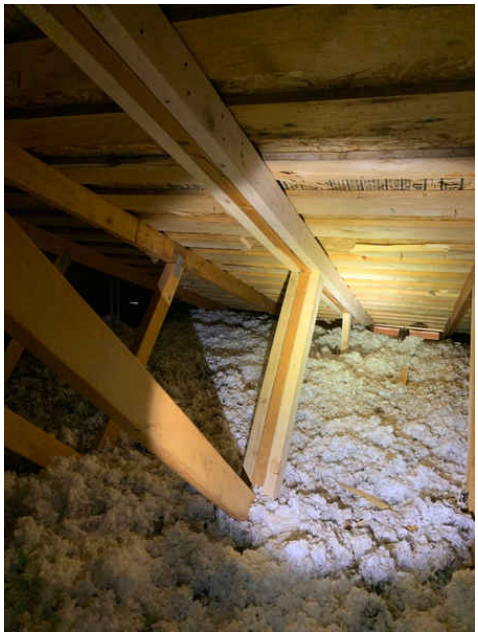
MODIFIED TRUSSES

Recommendation

The trusses were modified during the inspection. Recommend evaluation by a qualified engineer to determine if the modification are up to code.

Recommendation

Contact a qualified professional engineer



9.2.3 Roof Structure

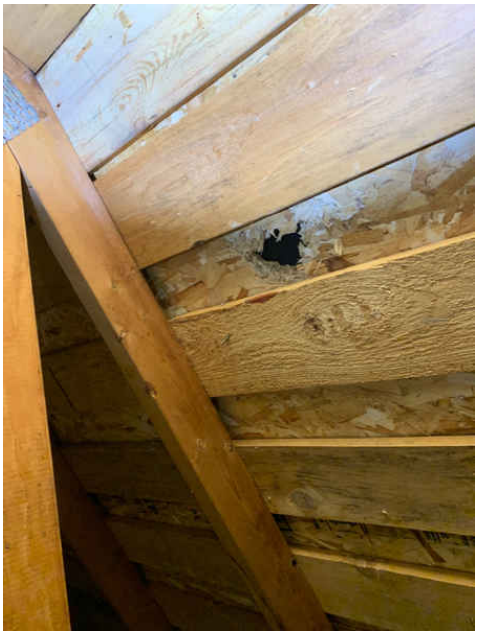
GENERAL DAMAGE

Recommendation

General damage was noted during the inspection. Recommend further evaluation by a qualified roofer.

Recommendation

Contact a qualified professional.



9.4.1 Ventilation

Recommendation

GABLE VENT DAMAGED

Gable vent was damaged, which could allow pests to enter. Recommend a qualified attic or ventilation contractor repair.

9.5.1 Exhaust Systems

Recommendation

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

9.5.2 Exhaust Systems

Recommendation

KITCHEN VENTS INTO ATTIC

The vent from the kitchen stove vented into the attic. Recommend sealing and venting the kitchen vent to the exterior properly.

Recommendation

Contact a qualified professional.

10: KITCHEN/DINING

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall

Floors: Floor Coverings
Hardwood

Windows: Window Manufacturer
Viking/Tempseal

Windows: Window Type
Garden/Egress

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Granite

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
ABS, PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Heat Source: Heat Type
Forced Air

Deficiencies

10.2.1 Doors

Recommendation

DOOR LOCK INOPPERABLE

The lock on the door was unable to be activated. Recommend repairing or replacing the door hardware.

Recommendation

Contact a handyman or DIY project

10.3.1 Ceilings

Maintenance Item

POOR PATCHWORK

Sub-standard drywall patching observed at the time of inspection. Recommend re-patching, texturing, and painting if desired.

Recommendation

Contact a qualified drywall contractor.

10.6.1 Windows

Recommendation

FAILED SEAL

Condensation was observed between one or more window panes, which indicates a failed seal. Recommend qualified window contractor evaluate all windows & repair/replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.

10.7.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a handyman or DIY project

10.7.2 Lighting Fixtures, Switches & Receptacles

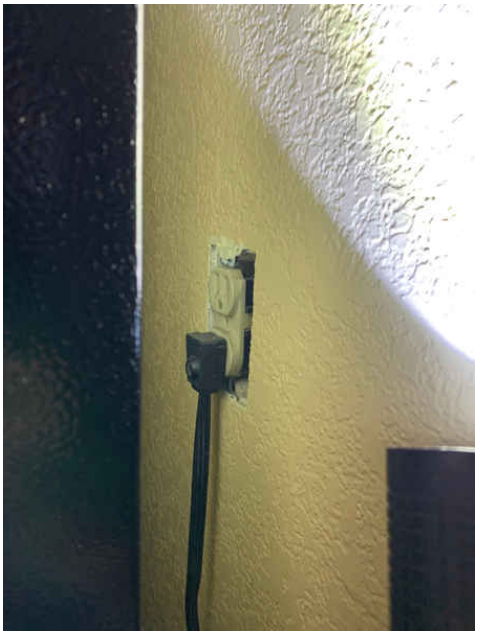
Safety Hazard/Major Concern

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



10.8.1 GFCI & AFCI

Safety Hazard/Major Concern

NO GFCI PROTECTION INSTALLED

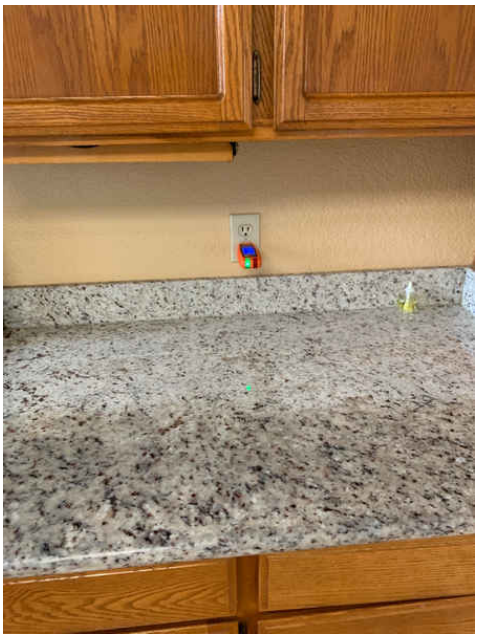
KITCHEN

No GFCI protection present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all needed locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



11: BUILT-IN APPLIANCES

Information

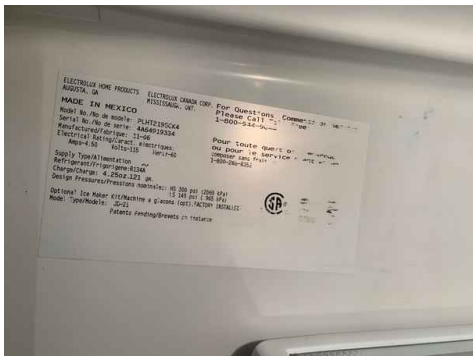
Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Hood Vent: Brand
Broan

Dishwasher: Brand
GE

Refrigerator: **Brand**
Frigidaire



Range/Oven/Cooktop: **Range/Oven Brand**
LG

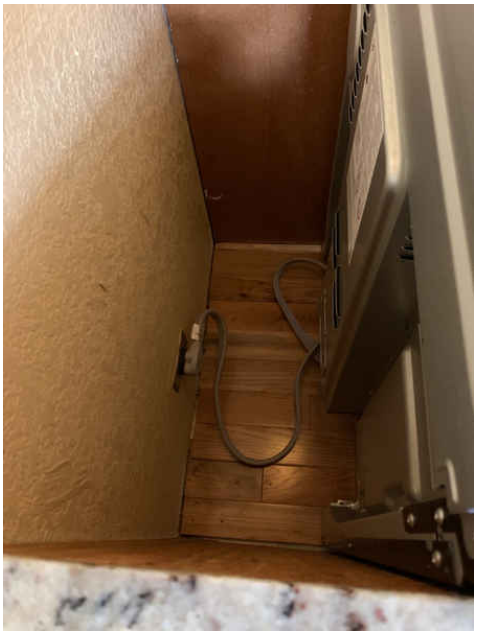
Deficiencies

11.3.1 Range/Oven/Cooktop

Safety Hazard/Major Concern

RANGE NOT FASTENED

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.



11.4.1 Garbage Disposal

Recommendation

EXPOSED WIRING

Exposed wiring was noted in one or more areas of the home. Wiring should be in conduit and a junction box if it is readily accessible by the occupant. Recommend a qualified electrician install wiring into a conduit as needed.

Recommendation

Contact a qualified professional.

12: FIREPLACE

Information

Type
Wood

Deficiencies

12.1.1 Vents, Flues & Chimneys

Recommendation

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean before use.

Recommendation

Contact a qualified chimney sweep.

13: LAUNDRY

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall

Floors: Floor Coverings
Tile

Dryer: Dryer Power Source
220 Electric

Dryer: Dryer Vent
Metal (Flex)

Washer: Washer Power Source
110 Volt

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
ABS, PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

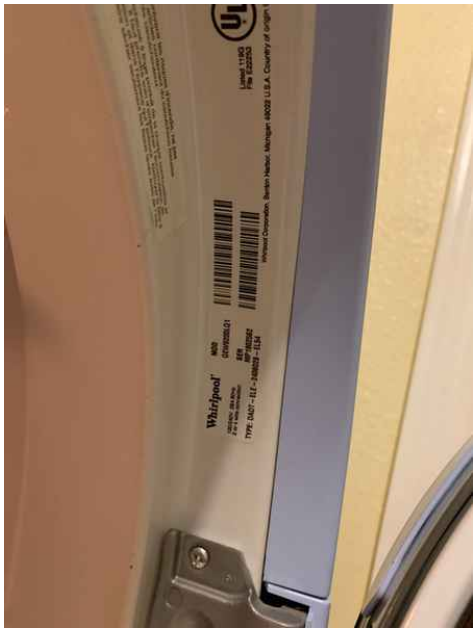
Exhaust Systems: Exhaust Fans
None

Countertops/Cabinets & Sink: Cabinetry
None

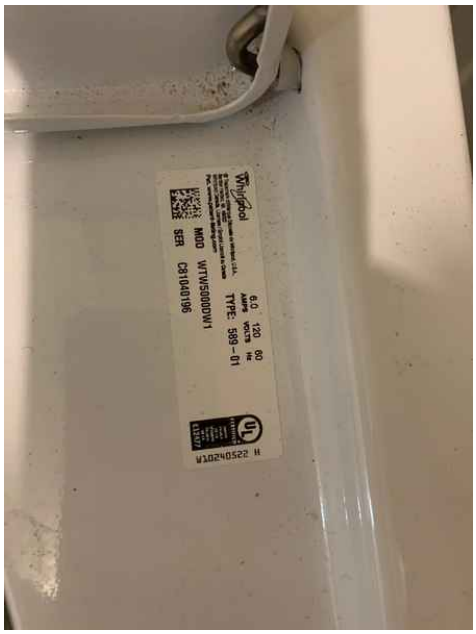
Countertops/Cabinets & Sink: Countertop Material
Laminate

Heat Source: Heat Type
Forced Air

Dryer: Brand
Whirlpool



Washer: Brand
Whirlpool



Deficiencies

13.6.1 Dryer

DRYER NOISY

Recommendation

Dryer was noisy when operating. Recommend a qualified repair person evaluate and repair as needed.

Recommendation

Contact a qualified professional.

13.8.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

Recommendation

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

13.10.1 Exhaust Systems

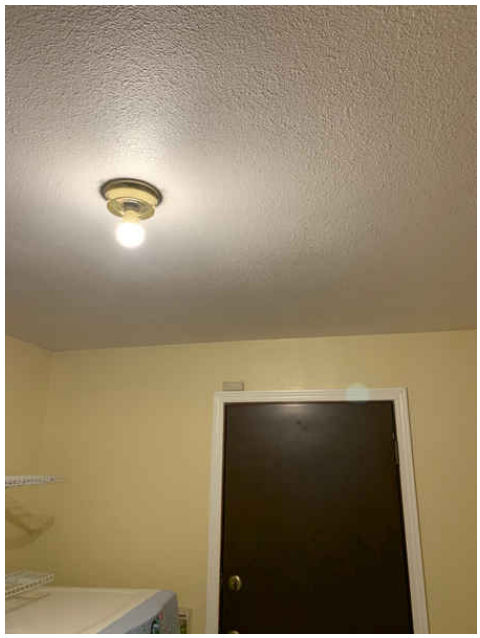
Recommendation

NO EXHAUST

There was no exhaust fan present. Recommend the addition of an exhaust fan by a qualified professional to prevent excessive moisture accumulation.

Recommendation

Contact a qualified professional.



13.11.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

BULB COVER NEEDED

One or more light fixtures were missing a cover. Recommend replacing the cover or installing an LED bulb to prevent shock/fire if the bulb is broken.

Recommendation

Contact a qualified professional.

13.13.1 Countertops/Cabinets & Sink

Maintenance Item

POOR/MISSING CAULK

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.

14: STAIRWELL & HALLWAY

Information

Ceilings: **Ceiling Material**
Drywall

Walls and Trim: **Wall Material**
Drywall

Floors: **Floor Coverings**
Hardwood

Heat Source: **Heat Type**
Forced Air

Deficiencies

14.2.1 Steps, Stairways & Railings

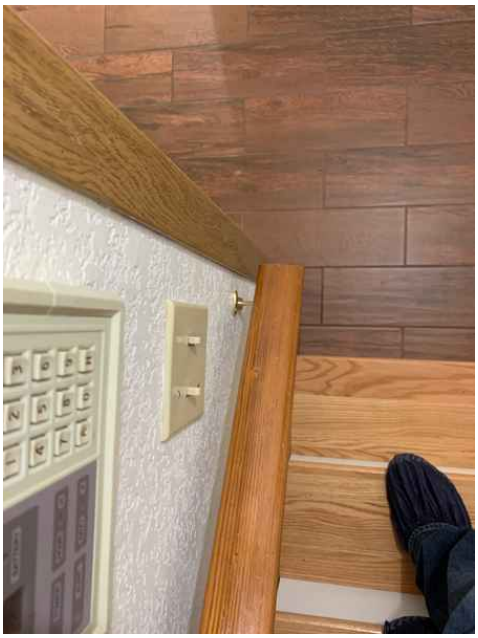
Safety Hazard/Major Concern

HANDRAIL MUST RETURN TO WALL

The handrail has to return to the wall and can not be open. Recommend a qualified professional install a proper handrail.

Recommendation

Contact a qualified professional.



14.6.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT INOPERABLE

One or more lights are not operating. A new light bulb or switch possibly needed. If a new bulb does not resolve the problem it is recommended to have a qualified electrician evaluate and repair it as needed.

Recommendation

Contact a handyman or DIY project

14.6.2 Lighting Fixtures, Switches & Receptacles

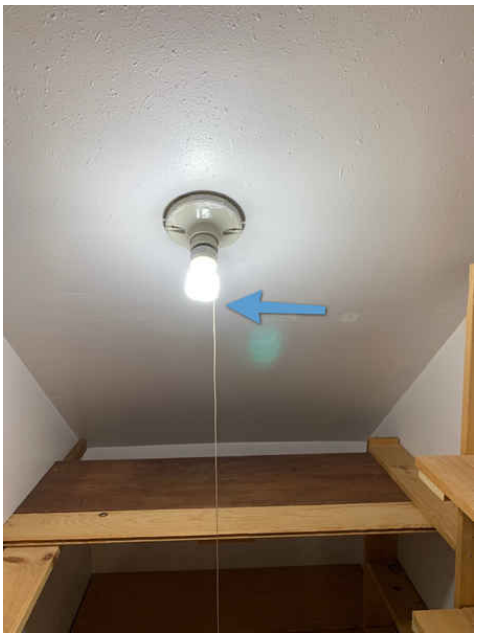
Maintenance Item

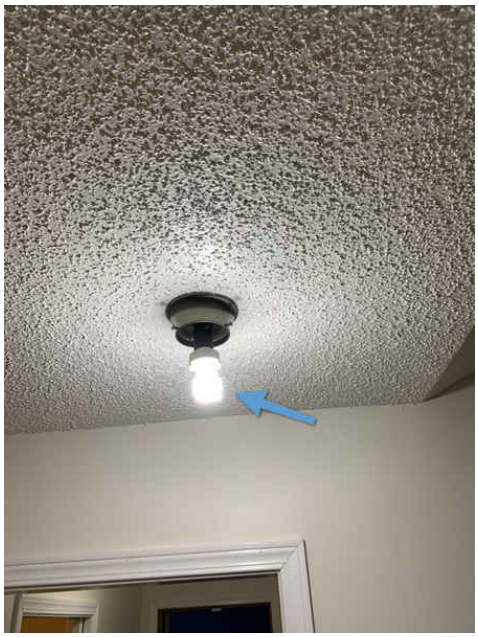
BULB COVER NEEDED

One or more light fixtures were missing a cover. Recommend replacing the cover or installing an LED bulb to prevent shock/fire if the bulb is broken.

Recommendation

Contact a handyman or DIY project





15: LIVING ROOM/FAMILY ROOM

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall

Windows: Window Manufacturer
Milgard

Windows: Window Type
Sliders

Floors: Floor Coverings
Hardwood

Smoke Detectors: Installed

Heat Source: Heat Type
Forced Air

Deficiencies

15.4.1 Windows

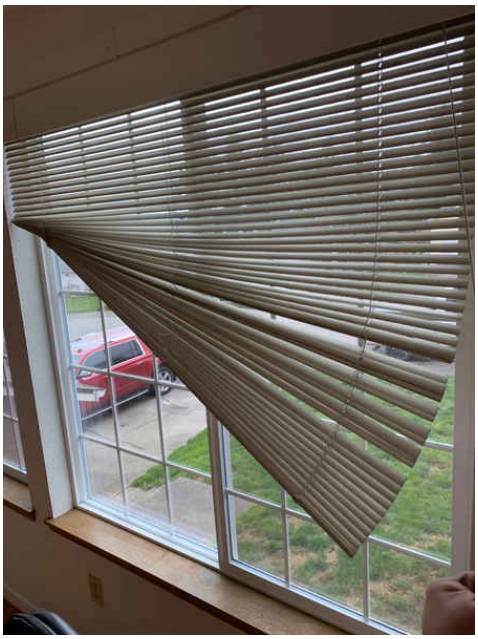
Maintenance Item

BLIND DAMAGED

The blind did not operate during the inspection. Recommend replacing with a new functioning blind.

Recommendation

Contact a handyman or DIY project



16: BONUS ROOM

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall, Wood

Windows: Window Manufacturer
JELD-WEN

Windows: Window Type
Sliders

Floors: Floor Coverings
Laminate

Heat Source: Heat Type
Forced Air

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Deficiencies

16.2.1 Doors

Maintenance Item

MISSING DOOR BUMP

A door bump was missing. Add door bump as desired to prevent wall or door damage.

Recommendation

Contact a handyman or DIY project

16.6.1 Floors

Recommendation

GAPPING

There was gapping noted in the flooring. Recommend repair as needed to ensure a snug fit to prevent moisture intrusion and to enhance the look and feel.

Recommendation

Contact a qualified professional.

16.7.1 Lighting Fixtures, Switches & Receptacles

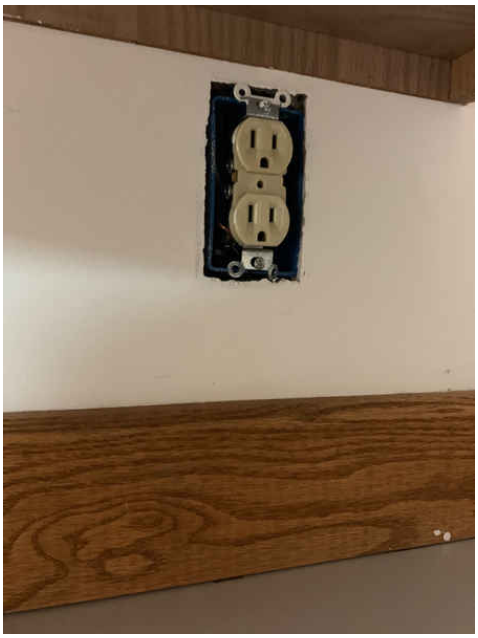
Safety Hazard/Major Concern

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



16.7.2 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT INOPERABLE

One or more lights are not operating. A new light bulb or switch possibly needed. If a new bulb does not resolve the problem it is recommended to have a qualified electrician evaluate and repair it as needed.

Recommendation

Contact a handyman or DIY project

16.7.3 Lighting Fixtures, Switches & Receptacles

Recommendation

OUTLET INOPERABLE.

One or more outlets were inopperable. Recommend a qualified electrician evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.

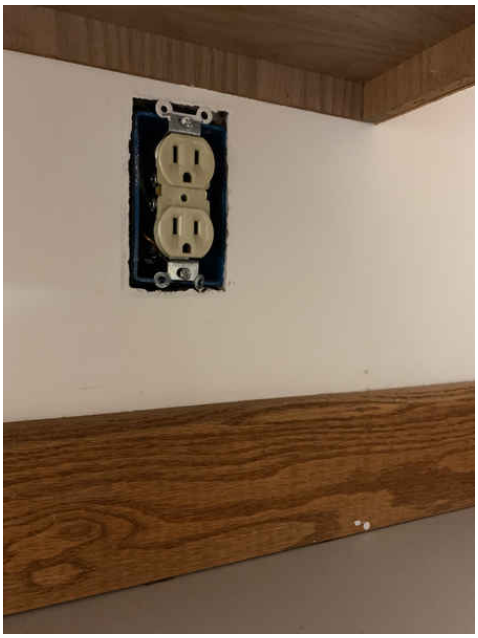
16.7.4 Lighting Fixtures, Switches & Receptacles

Safety Hazard/Major Concern

NO GFCI

Recommendation

Contact a qualified professional.



16.8.1 Smoke Detectors

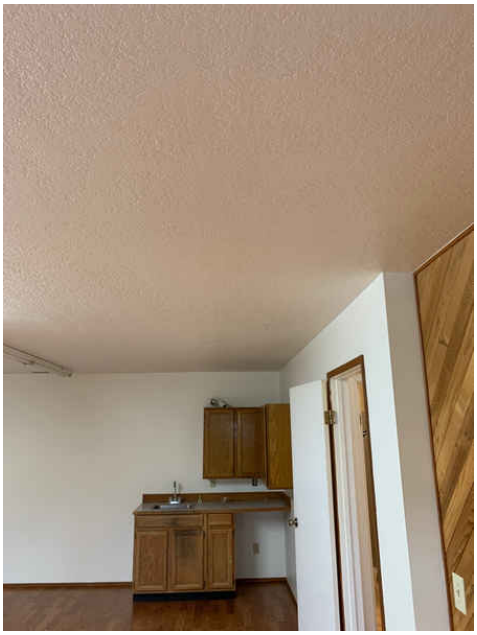
Safety Hazard/Major Concern

NONE INSTALLED

Install smoke detectors per WA code WAC 246-359-550 and per manufacturer recommendations.

Recommendation

Contact a handyman or DIY project



16.10.1 Countertops & Cabinets

Recommendation

CABINETS DAMAGED

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair as desired.

16.10.2 Countertops & Cabinets

Recommendation

SINK LEAKS

The sink showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified professional.

17: BEDROOM TOP SOUTH EAST

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall

Windows: Window Manufacturer
JELD-WEN

Windows: Window Type
Sliders

Floors: Floor Coverings
Hardwood

Heat Source: Heat Type
Forced Air

Deficiencies

17.3.1 Ceilings

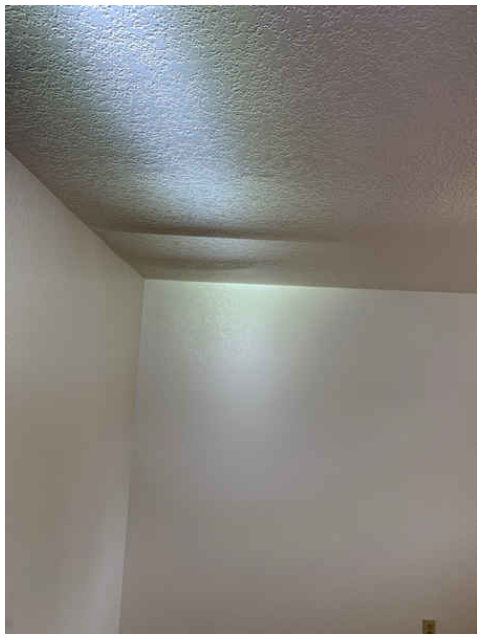
Recommendation

SAGGING DRYWALL

Ceiling drywall sagged visibly at the time of the inspection. This appears to be due to leakage from above. The source of moisture intrusion should be identified and corrected, and the damaged section of drywall replaced.

Recommendation

Contact a qualified drywall contractor.



17.5.1 Windows

Maintenance Item

POOR/MISSING CAULK

Window/trim was missing sufficient caulk/sealant at the wall/trim. This can lead to air/heat loss. Recommend adding sealant in areas with poor or missing caulk to further enhance the building's thermal envelope and look/feel.

Here is a helpful DIY video on caulking gaps.

Recommendation

Contact a handyman or DIY project

17.8.1 Smoke Detectors

Safety Hazard/Major Concern

OLD - REPLACE EVERY 10 YEARS

It is recommended to replace smoke detectors every 10 years and replace batteries every year or sooner if needed. We recommend installing smoke detectors per Washington Code 212-10 or per manufacturer recommendations.

Recommendation

Contact a handyman or DIY project

18: BEDROOM TOP SOUTH

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall

Windows: Window Manufacturer
JELD-WEN

Windows: Window Type
Sliders

Floors: Floor Coverings
Hardwood

Heat Source: Heat Type
Forced Air

Deficiencies

18.7.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a handyman or DIY project

18.7.2 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT INOPERABLE

One or more lights are not operating. A new light bulb or switch possibly needed. If a new bulb does not resolve the problem it is recommended to have a qualified electrician evaluate and repair it as needed.

Recommendation

Contact a handyman or DIY project

18.7.3 Lighting Fixtures, Switches & Receptacles

Maintenance Item

BULB COVER NEEDED

One or more light fixtures were missing a cover. Recommend replacing the cover or installing an LED bulb to prevent shock/fire if the bulb is broken.

Recommendation

Contact a handyman or DIY project

18.8.1 Smoke Detectors

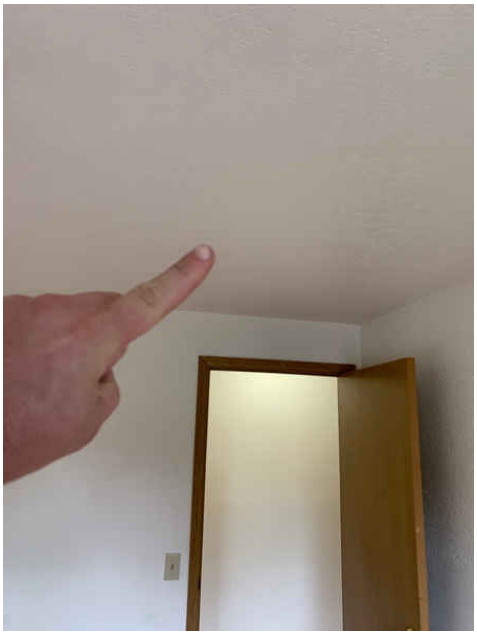
Safety Hazard/Major Concern

NONE INSTALLED

Install smoke detectors per WA code WAC 246-359-550 and per manufacturer recommendations.

Recommendation

Contact a handyman or DIY project



19: BEDROOM 3

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall

Windows: Window Manufacturer
Viking/Tempseal

Windows: Window Type
Sliders

Floors: Floor Coverings
Laminate

Heat Source: Heat Type
Forced Air

Deficiencies

19.2.1 Doors

Maintenance Item

MISSING DOOR BUMP

A door bump was missing. Add door bump as desired to prevent wall or door damage.

Recommendation

Contact a handyman or DIY project

19.4.1 Walls and Trim

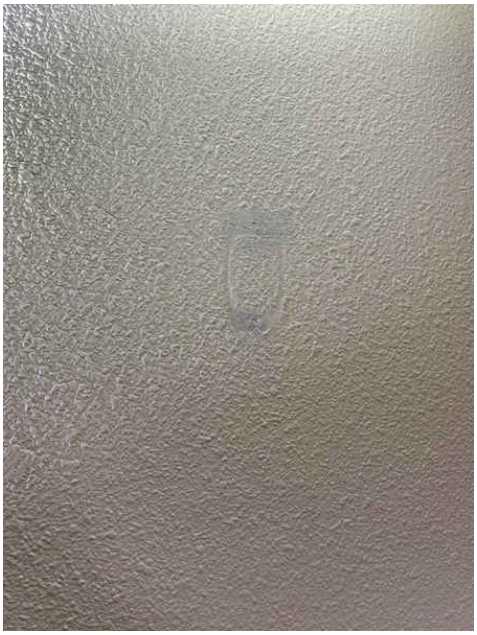
Maintenance Item

POOR PATCHWORK

Sub-standard drywall patching observed at the time of inspection. Recommend re-patching, texturing, and painting if desired.

Recommendation

Contact a qualified drywall contractor.



19.7.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT INOPERABLE

One or more lights are not operating. A new light bulb or switch possibly needed. If a new bulb does not resolve the problem it is recommended to have a qualified electrician evaluate and repair it as needed.

Recommendation

Contact a handyman or DIY project

19.7.2 Lighting Fixtures, Switches & Receptacles

Maintenance Item

BULB COVER NEEDED

One or more light fixtures were missing a cover. Recommend replacing the cover or installing an LED bulb to prevent shock/fire if the bulb is broken.

Recommendation

Contact a handyman or DIY project

19.8.1 Smoke Detectors

Safety Hazard/Major Concern

OLD - REPLACE EVERY 10 YEARS

It is recommended to replace smoke detectors every 10 years and replace batteries every year or sooner if needed. We recommend installing smoke detectors per Washington Code 212-10 or per manufacturer recommendations.

Recommendation

Contact a handyman or DIY project

20: MASTER BEDROOM

Information

Ceilings: **Ceiling Material**
Drywall

Walls and Trim: **Wall Material**
Drywall

Windows: **Window Manufacturer**
Viking/Tempseal

Windows: **Window Type**
Sliders

Floors: **Floor Coverings**
Hardwood

Heat Source: **Heat Type**
Forced Air

Deficiencies

20.8.1 Smoke Detectors

Safety Hazard/Major Concern

OLD - REPLACE EVERY 10 YEARS

It is recommended to replace smoke detectors every 10 years and replace batteries every year or sooner if needed. We recommend installing smoke detectors per Washington Code 212-10 or per manufacturer recommendations.

Recommendation

Contact a handyman or DIY project

21: MASTER BATHROOM

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall

Floors: Floor Coverings
Tile

Floors: Heated
No

Exhaust Systems: Exhaust Fans
Fan Only

Countertops/Cabinets & Sink: Cabinetry
Wood

Countertops/Cabinets & Sink: Countertop Material
Granite

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
ABS, PVC

Drain, Waste, & Vent Systems: Toilet Brand
Glacier Bay

Tub/Shower: Tub/Shower Type
One Piece Fiberglass

Heat Source: Heat Type
Forced Air

Deficiencies

21.7.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

21.8.1 GFCI & AFCI

Safety Hazard/Major Concern

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all needed locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

21.10.1 Water Supply, Distribution Systems & Fixtures

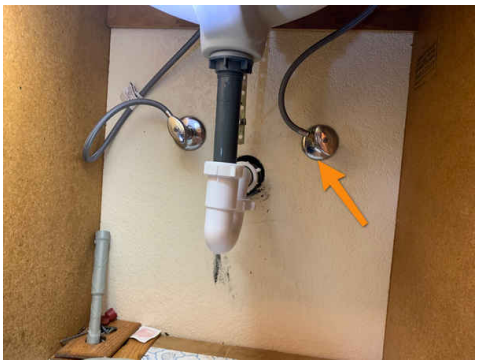
Recommendation

COLD TURNED OFF

The water was turned off/slow. Recommend consulting the seller to determine if they turned the water off for a specific reason or if further evaluation is needed by qualified plumber.

Recommendation

Contact a qualified professional.



22: BATHROOM TOP FULL

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall

Windows: Window Manufacturer
Viking/Tempseal

Windows: Window Type
Sliders

Floors: Floor Coverings
Tile

Floors: Heated
No

Exhaust Systems: Exhaust Fans
None

Countertops/Cabinets & Sink: Cabinetry
Wood

Countertops/Cabinets & Sink: Countertop Material
Granite

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
ABS, PVC

Drain, Waste, & Vent Systems: Toilet Brand
Glacier Bay

Tub/Shower: Tub/Shower Type
Steel Tub

Heat Source: Heat Type
Forced Air

Deficiencies

22.2.1 Doors

Maintenance Item

MISSING DOOR BUMP

A door bump was missing. Add door bump as desired to prevent wall or door damage.

Recommendation

Contact a handyman or DIY project

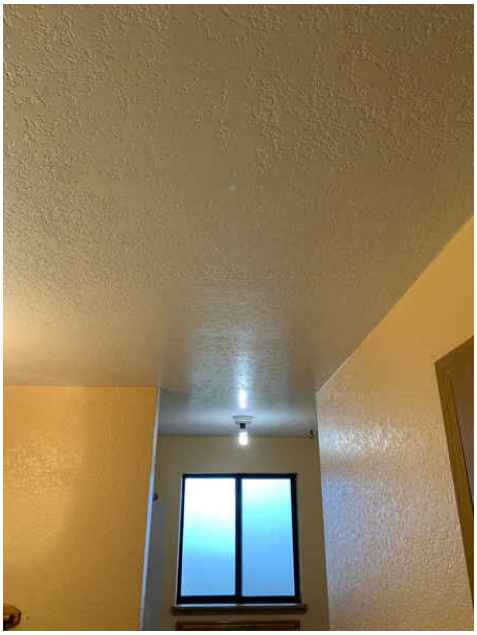
22.7.1 Exhaust Systems

Recommendation

NO EXHAUST VENT

Recommendation

Contact a qualified professional.



22.8.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

BULB COVER NEEDED

One or more light fixtures were missing a cover. Recommend replacing the cover or installing an LED bulb to prevent shock/fire if the bulb is broken.

Recommendation

Contact a qualified professional.

22.9.1 GFCI & AFCI

Safety Hazard/Major Concern

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all needed locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

22.11.1 Water Supply, Distribution Systems & Fixtures

Recommendation

WATER TURNED DOWN/OFF

The water was turned off/slow. Recommend consulting the seller to determine if they turned the water off for a specific reason or if further evaluation is needed by qualified plumber.

Recommendation

Contact a qualified professional.

22.12.1 Drain, Waste, & Vent Systems

Recommendation

TOILET NOT SECURE

The toilet was not secure to the flange. We recommend having the toilet secured to the flange and caulk as needed. It is recommended to not caulk all the way around the toilet and leave the back open in case of a leak it can be potentially identified quicker and easier.

Recommendation

Contact a qualified professional.

22.13.1 Tub/Shower

Maintenance Item

POOR/MISSING CAULK

The bathroom shower/tub was missing sufficient caulk/sealant. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls and around all penetrations in shower (shower head, knob, faucet).

Here is a helpful DIY video on caulking gaps.

22.13.2 Tub/Shower

Recommendation

GENERAL DAMAGE

Recommend repairing or replacing damaged areas to prevent water intrusion.

Recommendation

Contact a qualified professional.

23: BATHROOM BASEMENT 3/4

Information

Ceilings: Ceiling Material
Drywall

Walls and Trim: Wall Material
Drywall

Windows: Window Manufacturer
Viking/Tempseal

Windows: Window Type
Sliders

Floors: Floor Coverings
Tile

Floors: Heated
No

Exhaust Systems: Exhaust Fans
Fan Only

Countertops/Cabinets & Sink: Cabinetry
Wood

Countertops/Cabinets & Sink: Countertop Material
Plastic

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
ABS, PVC

Drain, Waste, & Vent Systems: Toilet Brand
Glacier Bay

Tub/Shower: Tub/Shower Type
Tile, Fiberglass Pan

Heat Source: Heat Type
Forced Air

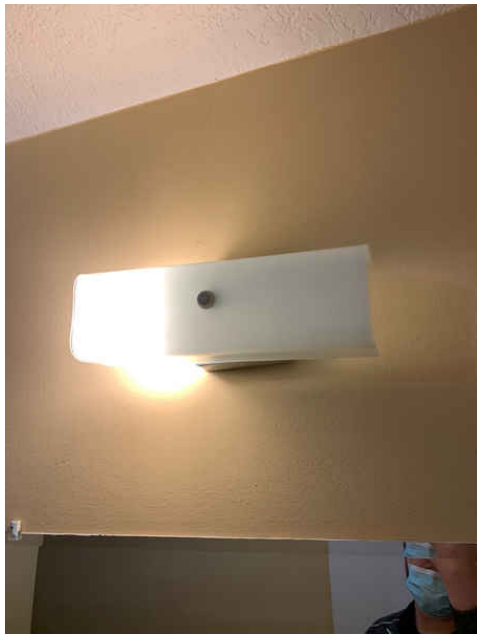
Deficiencies

23.8.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.



23.9.1 GFCI & AFCI

Safety Hazard/Major Concern

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all needed locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

23.11.1 Water Supply, Distribution Systems & Fixtures

Recommendation

HOT TURNED OFF/DOWN

The water was turned off/slow. Recommend consulting the seller to determine if they turned the water off for a specific reason or if further evaluation is needed by qualified plumber.

Recommendation

Contact a qualified professional.

23.13.1 Tub/Shower

Maintenance Item

RECOMMEND SEALING GROUT

It is recommended to seal the grout once a year or as needed. It is recommended to seal the grout once a year or as needed. Since grout is commonly a cement-based product, the cement material makes the grout porous, causing it to absorb liquids if they are not cleaned up right away. Therefore, grout sealing is an incredibly important process for your tile surfaces. Not only does it help protect your grout from spills that make it susceptible to stains, but grout sealing also helps protect your grout from mold and mildew growth, strengthens your grout, and slows down wear–and–tear. Over time, water and grime can penetrate the grout, causing tiles to crack and eventually break. Sealing your grout will help reduce the occurrence of damages and prolong the life of your tile surface.

Recommendation

Contact a handyman or DIY project

23.13.2 Tub/Shower

Recommendation

SHOWER HEAD LEAKS

The shower head was leaking during the inspection when the diverter was engaged. Recommend putting thread sealer on or replacing the shower head as needed.

Recommendation

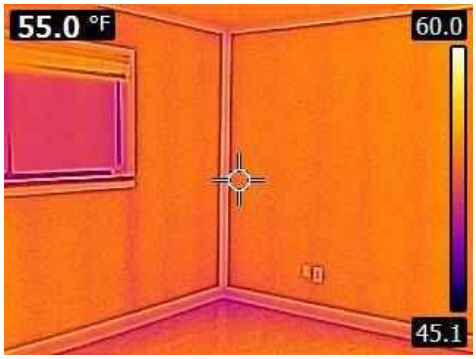
Contact a qualified professional.

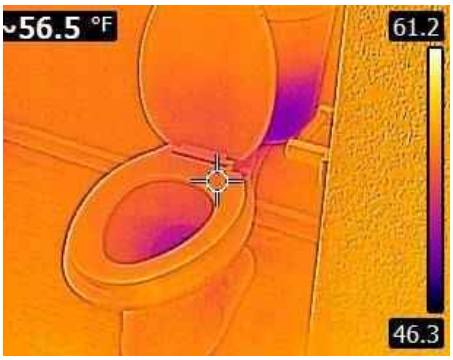
24: FLIR PHOTOS

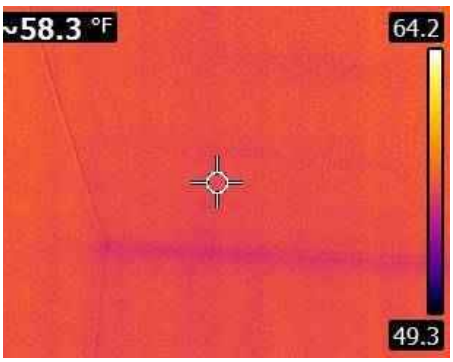
Information

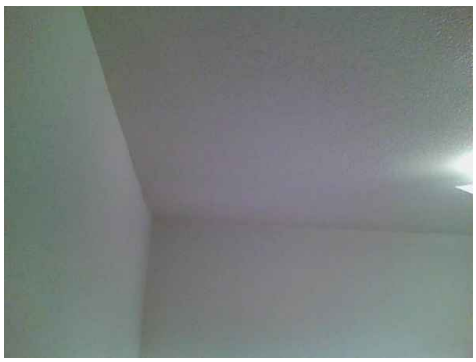
General: Flir Photos

Here are the Flir (thermal camera) photos of the home for your records. They may not have issues in these photos and are for your records only.

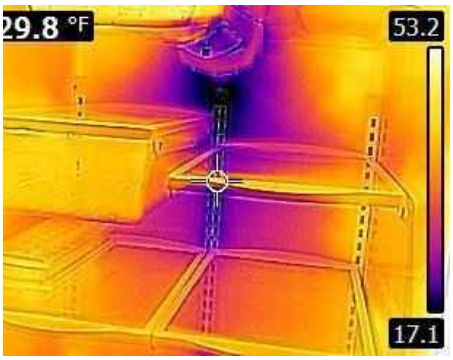








~176 °F
536
55.4


29.8 °F
53.2
17.1

5.5 °F
64.1
-5.4

max 165 °F
149
54.5

max ~137 °F
132
51.1

STANDARDS OF PRACTICE

Inspection Details
Structure Orientation
For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

Important Information / Limitations: Inspection Overview
Professional Home Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the State of Washington - https://app.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true. As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

There may be comments made in this report that exceed the required reporting of the WA Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period,** to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as **existing at the time of inspection only**, and expire at the completion of the inspection. The limit of liability of Professional Home Inspections and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the State of Tennessee Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Important Information / Limitations: Notice to Third Parties
Notice to Third Parties: This report is the property of Oaktree Home Inspections and is Copyrighted as of 2020. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Important Information / Limitations: Items Not Inspected and Other Limitations
ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are 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; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, 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.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information / Limitations: Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information / Limitations: Thermal Imaging Information
THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

Important Information / Limitations: Other Notes - Important Info
INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Important Information / Limitations: Detached Item(s) Present

FYI - If there were detached items present at this home. Only items and components directly and permanently attached to the structure are inspected according to the WA Standards of Practice, and most of these items are only required to be reported on with their respected affect on the structure. This home may contain detached patios, stairs, decks, retaining walls, outbuildings, fireplaces, pools and related equipment, etc. If comments are made with regard to these items, any comments should be viewed as a courtesy only, and not be construed as an all-inclusive listing of deficiencies. If any detached items are of concern, an evaluation of these items should be conducted by qualified individuals prior to the end of your inspection period.

Important Information / Limitations: Comment Key - Definitions

This report divides deficiencies into three categories; Significant/Major Defects (in red), Marginal Defects (in orange), and Minor Defects/Maintenance Items/FYI (colored in blue). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

Significant Defect

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

Marginal Defect

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Minor Defect, Maintenance Item, or FYI Item

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

WA SOP

Standards of practice (SOP)—Purpose and scope.

Violations of the following SOP and ethics are subject to disciplinary action under RCW 18.235.130.The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing.A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-010, filed 3/20/09, effective 4/20/09.]

PDF308-408C-020

Ethics—Statement of purpose.

In order to ensure the integrity and high standard of skill and practice in the home inspection profession, the following rules of conduct and ethics shall be binding upon the inspector.The home inspector must:(1) Provide home inspection services that conform to the Washington state home inspectors' SOP.(2) Provide full written disclosure, to the home inspector's client, of any business, familial, or financial relationships or other conflicts of interest between the home inspector and any other party to the transaction. Written disclosure is required prior to the client's signing of the preinspection agreement. Disclosure is required to ensure the consumer's right to freely pick a home inspector of the buyer's or seller's choice and prevent collusion between the home inspector and the parties to the transaction. Parties may include, but are not limited to, buyers, sellers, appraisers, real estate licensees, mortgage representatives, title companies, vendors and service contractors.(3) Act as an unbiased party and discharge his or her duties with integrity and fidelity to the client.(4) Perform services and express opinions based on genuine conviction and only within the inspector's area of education, training, or expertise.(5) Not conduct a home inspection or prepare a home inspection report that knowingly minimizes, compromises or attempts to balance information about defects for the purpose of garnering future referrals.(6) Not provide services that constitute the unauthorized practice of any profession that requires a special license when the inspector does not hold that license.(7) Not accept compensation for a home inspection from more than one party without written disclosure to the inspector's client(s).(8) Not for one year after completion of the inspection repair, replace, or upgrade for compensation components or systems on any building inspected - This section applies to the inspector's firm and other employees or principals of that firm or affiliated firms.(9) Not offer an inducement to any individual or entity by providing compensation or reward in exchange for performing an inspection.(10) Not disclose information contained in the inspection report without client approval or as required by law. However, at their discretion inspectors may disclose when practical observed safety or health hazards to occupants or others that are exposed to such hazards.(11) Not advertise previous experience in an associated trade as experience in the home inspection profession. An inspector's advertised inspection experience will reflect only the inspector's experience as a home inspector and inspectors shall not advertise, market or promote their home inspection services or qualifications in a fraudulent, false, deceptive or misleading manner.(12) Not accept a home inspection referral or perform a home inspection when assignment of the inspection is contingent upon the inspector reporting predetermined conditions.[Statutory Authority: RCW 18.280.050 and 18.280.060. WSR 18-12-109, § 308-408C-020, filed 6/6/18, effective 7/7/18. Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-020, filed 3/20/09, effective 4/20/09.]

PDF308-408C-030

Exclusions and limitations.

Inspectors are not required to:(1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.(2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.(3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.(4) Determine the operating costs of any systems or components.(5) Determine the acoustical properties of any systems or components.(6) Operate any system or component that is shut down, not connected or is otherwise inoperable.(7) Operate any system or component that does not respond to normal user controls.(8) Operate any circuit breakers, water, gas or oil shutoff valves.(9) Offer or perform any act or service contrary to law.(10) Offer or perform engineering services or work in any trade or professional service other than home inspection.(11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a preinspection agreement.(12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.(13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.(14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.(15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.(16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.(17) Dismantle any system or component, except as explicitly required by the SOP.(18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.(19) Inspect or comment on the condition or serviceability of elevators or related equipment.(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-030, filed 3/20/09, effective 4/20/09.]

PDF308-408C-040

Recordkeeping.

The inspector is required to maintain the following records for a period of three years:(1) Preinspection agreements signed by the client and the home inspector for all home inspections.(2) Home inspection reports.(3) Timesheets or similar documentation used to establish proof of field training, when supervising a home inspector applicant/candidate.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-040, filed 3/20/09, effective 4/20/09.]

PDF308-408C-050

Contracts.

A preinspection agreement is mandatory and as a minimum must contain or state:(1) Address of property.(2) Home inspector compensation.(3) General description of what the home inspector will and will not inspect. That description will include all items that the Washington state SOP requires to be inspected.(4) A statement that the inspection does not include investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues unless agreed to in writing in the preinspection agreement.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-050, filed 3/20/09, effective 4/20/09.]

PDF308-408C-060

Procedures.

A home inspector must:(1) Provide a copy of the preinspection agreement to the client prior to the inspection unless prevented by circumstances from doing so.(2) Provide the client a copy of the home inspection report according to the terms of the preinspection agreement.(3) Return client's money related to a home inspection report when ordered to do so by a court.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-060, filed 3/20/09, effective 4/20/09.]

PDF308-408C-070

Structure.

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.(1) The inspector will:• Describe the type of building materials comprising the major structural components.• Enter and traverse attics and subfloor crawlspaces.• Inspect(a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.• Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.• Describe any deficiencies of these systems or components.• Report all wood rot and pest-conducive conditions discovered.• Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.(2) The inspector is not required to:• Enter(a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams).(b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.• Move stored items or debris or perform excavation to gain access.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-070, filed 3/20/09, effective 4/20/09.]

PDF308-408C-080

Exterior.

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.(1) The inspector will:• Describe the exterior components visible from ground level.• Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.• Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.• Describe any deficiencies of these systems or components.(2) The inspector is not required to:• Inspect(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.(b) Safety type glass or the integrity of thermal window seals.(c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.• Test or evaluate the operation of security locks, devices or systems.• Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.• Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-080, filed 3/20/09, effective 4/20/09.]

PDF308-408C-090

Roofs.

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.(1) The inspector will:• Traverse the roof to inspect it.• Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.• Report the manner in which the roof is ventilated.• Describe the type and general condition of roof coverings.• Report multiple layers of roofing when visible or readily apparent.• Describe any deficiencies of these systems or components.(2) The inspector is not required to:• Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.• Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.• Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.• Operate powered roof ventilators.• Predict remaining life expectancy of roof coverings.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-090, filed 3/20/09, effective 4/20/09.]

PDF308-408C-100

Plumbing system.

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.(1) The inspector will:(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.(b) Report(i) The presence and

functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.(iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.(iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.(c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.(d) Operate fixtures in order to observe functional flow.(e) Check for functional drainage from fixtures.(f) Describe any deficiencies of these systems or components in the inspection report.(2) The inspector is not required to:(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.(b) Inspect(i) Any system that is shut down or winterized.(ii) Any plumbing components not readily accessible.(iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.(iv) Fire sprinkler systems.(v) Water-conditioning equipment, including softeners and filter systems.(vi) Private water supply systems.(vii) Gas supply systems.(viii) Interior components of exterior pumps or sealed sanitary waste lift systems.(ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.(c) Test(i) Pressure or temperature/pressure relief valve.(ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.(d) Determine(i) The potability of any water supply whether public or private.(ii) The condition and operation of water wells and related pressure tanks and pumps.(iii) The quantity of water from on-site water supplies.(iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.(e) Ignite pilot lights.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-100, filed 3/20/09, effective 4/20/09.]

PDF308-408C-110

Electrical system.

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.(1) The inspector will:(a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.(b) Report(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.(ii) When no connection to a service grounding electrode can be confirmed.(c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).(d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.(e) Verify(i) The operation of a representative number of accessible switches, receptacles and light fixtures.(ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.(iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.(f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.(g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.(h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.(i) Describe any deficiencies of these systems or components.(2) The inspector is not required to:(a) Insert any tool, probe or testing device into the main or subpanels.(b) Activate electrical systems or branch circuits that are not energized.(c) Operate circuit breakers, service disconnects or remove fuses.(d) Inspect ancillary systems, including but not limited to:(i) Timers.(ii) Security systems.(iii) Low voltage relays.(iv) Smoke/heat detectors.(v) Antennas.(vi) Intercoms.(vii) Electrical deicing tapes.(viii) Lawn sprinkler wiring.(ix) Swimming pool or spa wiring.(x) Central vacuum systems.(xi) Electrical equipment that's not readily accessible.(e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.(f) Move any objects, furniture, or appliances to gain access to any electrical component.(g) Test every switch, receptacle, and fixture.(h) Remove switch and receptacle cover plates.(i) Verify the continuity of connected service ground(s).[Statutory Authority:
RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-110, filed 3/20/09, effective 4/20/09.]

PDF308-408C-120

Heating system.

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.(1) The inspector will:(a) Describe the type of fuel, heating equipment, and heating distribution systems.(b) Operate the system using normal readily accessible control devices.(c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.(d) Inspect(i) The condition of normally operated controls and components of systems.(ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.(iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.(iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.(v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.(vi) Electric baseboard and in-wall heaters to ensure they are functional.(e) Report any evidence that indicates the possible presence of an underground storage tank.(f) Describe any deficiencies of these systems or components.(2) The inspector is not required to:(a) Ignite pilot lights.(b) Operate:(i) Heating devices or systems that do not respond to normal controls or have been shut down.(ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.

(c) Inspect or evaluate(i) Heat exchangers concealed inside furnaces and boilers.(ii) Any heating equipment that is not readily accessible.(iii) The interior of chimneys and flues.(iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
(d) Remove covers or panels that are not readily accessible or removable.(e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.(f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.(g) Determine:(i) The capacity, adequacy, or efficiency of a heating system.(ii) Determine adequacy of combustion air.(h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-120, filed 3/20/09, effective 4/20/09.]

PDF308-408C-130

Air conditioning systems.

The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.(1) The inspector will:(a) Describe the central air conditioning system and energy sources.
(b) Operate the system using normal control devices and measure and record temperature differential.(c) Open readily accessible access panels or covers provided by the manufacturer or installer.(d) Inspect the condition of controls and operative components of the complete system; conditions permitting.(e) Describe any deficiencies of these systems or components in the inspection report.(2) The inspector is not required to:(a) Activate cooling systems that have been shut down.(b) Inspect(i) Gas-fired refrigeration systems.(ii) Evaporative coolers.(iii) Wall or window-mounted air-conditioning units.(iv) The system for refrigerant leaks.(c) Check the coolant pressure/charge.(d) Determine the efficiency, or adequacy of the system.(e) Operate cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.
(f) Remove covers or panels that are not readily accessible.(g) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.(h) Determine how much current the unit is drawing.
(i) Evaluate digital-type thermostats or controls.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-130, filed 3/20/09, effective 4/20/09.]

PDF308-408C-140

Interiors.

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.(1) The inspector will:(a) VerifyThat steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches.
(b) Inspect(i) The overall general condition of cabinets and countertops.(ii) Caulking and grout at kitchen and bathroom counters.(iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.(iv) The condition and operation of a representative number of windows and doors.(c) Comment on the presence or absence of smoke detectors.(d) Describe any noncosmetic deficiencies of these systems or components.
(2) The inspector is not required to:(a) Report on cosmetic conditions related to the condition of interior components.
(b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.
[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-140, filed 3/20/09, effective 4/20/09.]

PDF308-408C-150

Insulation and ventilation.

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.(1) The inspector will:• Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.• Describe the type of insulation in viewable and accessible unconditioned spaces.• Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.• Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.• Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.• Describe any deficiencies of these systems or components.
(2) The inspector is not required to:• Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.• Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.
[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-150, filed 3/20/09, effective 4/20/09.]

PDF308-408C-160

Fireplaces and stoves.

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.(1) The inspector will:• Describe fireplaces and stoves.• Inspect dampers, fireboxes and hearths.• Describe any deficiencies of these systems or components.(2) The

inspector is not required to:• Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.• Ignite fires in a fireplace or stove.• Determine the adequacy of draft.• Perform a chimney smoke test.• Inspect any solid fuel device being operated at the time of the inspection.• Evaluate the installation or adequacy of fireplace inserts.• Evaluate modifications to a fireplace, stove, or chimney.• Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-160, filed 3/20/09, effective 4/20/09.]

PDF308-408C-170

Site.

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.(1) The inspector will:(a) Describe the material used for driveways, walkways, patios and other flatwork around the home.(b) Inspect(i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure.(ii) For proper grading and drainage slope.(iii) Vegetation in close proximity to the home.(c) Describe any deficiencies of these systems or components.(2) The inspector is not required to:• Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.• Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.• Evaluate hydrological or geological conditions.• Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-170, filed 3/20/09, effective 4/20/09.]

PDF308-408C-180

Attached garages or carports.

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.(1) The inspector will:• Inspect the condition and function of the overhead garage doors and associated hardware.• Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.• Inspect the condition and installation of any pedestrian doors.• Inspect fire separation between the house and garage when applicable.• Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.• Describe any deficiencies of these systems or components.(2) The inspector is not required to:• Determine whether or not a solid core pedestrian door that is not labeled is fire rated.• Verify the functionality of garage door opener remote controls.• Move vehicles or personal property.• Operate any equipment unless otherwise addressed in the SOP.[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-180, filed 3/20/09, effective 4/20/09.]

Roof
WAC 308-408C-090

Roofs.

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) The inspector will:

• Traverse the roof to inspect it.

• Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.

• Report the manner in which the roof is ventilated.

• Describe the type and general condition of roof coverings.

• Report multiple layers of roofing when visible or readily apparent.

• Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

• Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.

• Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.

• Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.

• Operate powered roof ventilators.

• Predict remaining life expectancy of roof coverings.

Exterior
WAC 308-408C-080

Exterior.

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

• Describe the exterior components visible from ground level.

• Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

• Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

• Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

• Inspect

(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

(b) Safety type glass or the integrity of thermal window seals.

(c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

• Test or evaluate the operation of security locks, devices or systems.

• Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

• Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

WAC 308-408C-170

Site.

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

(1) The inspector will:

(a) Describe the material used for driveways, walkways, patios and other flatwork around the home.

(b) Inspect

(i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure.

(ii) For proper grading and drainage slope.

(iii) Vegetation in close proximity to the home.

(c) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

• Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.

• Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.

• Evaluate hydrological or geological conditions.

• Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

Foundation & Structure (Finished Basement)
WAC 308-408C-070

Structure.

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

(1) The inspector will:

• Describe the type of building materials comprising the major structural components.

• Enter and traverse attics and subfloor crawlspaces.

• Inspect

(a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.

(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

• Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

• Describe any deficiencies of these systems or components.

• Report all wood rot and pest-conducive conditions discovered.

• Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

• Enter

(a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams).

(b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.

• Move stored items or debris or perform excavation to gain access.

Garage or Carport
WAC 308-408C-180

Attached garages or carports.

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will:

• Inspect the condition and function of the overhead garage doors and associated hardware.

• Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.

• Inspect the condition and installation of any pedestrian doors.

• Inspect fire separation between the house and garage when applicable.

• Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.

• Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

• Determine whether or not a solid core pedestrian door that is not labeled is fire rated.

• Verify the functionality of garage door opener remote controls.

• Move vehicles or personal property.

• Operate any equipment unless otherwise addressed in the SOP.

Heating
WAC 308-408C-120

Heating system.

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

(1) The inspector will:

(a) Describe the type of fuel, heating equipment, and heating distribution systems.

(b) Operate the system using normal readily accessible control devices.

(c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.

(d) Inspect

(i) The condition of normally operated controls and components of systems.

(ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.

(iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.

(iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.

(v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.

(vi) Electric baseboard and in-wall heaters to ensure they are functional.

(e) Report any evidence that indicates the possible presence of an underground storage tank.

(f) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Ignite pilot lights.

(b) Operate:

(i) Heating devices or systems that do not respond to normal controls or have been shut down.

(ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.

(c) Inspect or evaluate

(i) Heat exchangers concealed inside furnaces and boilers.

(ii) Any heating equipment that is not readily accessible.

(iii) The interior of chimneys and flues.

(iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.

(d) Remove covers or panels that are not readily accessible or removable.

(e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.

(f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.

(g) Determine:

(i) The capacity, adequacy, or efficiency of a heating system.

(ii) Determine adequacy of combustion air.

(h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Electrical
WAC 308-408C-110

Electrical system.

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will:

(a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

(b) Report

(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

(ii) When no connection to a service grounding electrode can be confirmed.

(c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).

(d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

(e) Verify

(i) The operation of a representative number of accessible switches, receptacles and light fixtures.

(ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

(iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.

(f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

(g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.

(h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.

(i) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Insert any tool, probe or testing device into the main or subpanels.

(b) Activate electrical systems or branch circuits that are not energized.

(c) Operate circuit breakers, service disconnects or remove fuses.

(d) Inspect ancillary systems, including but not limited to:

(i) Timers.

(ii) Security systems.

(iii) Low voltage relays.

(iv) Smoke/heat detectors.

(v) Antennas.

(vi) Intercoms.

(vii) Electrical deicing tapes.

(viii) Lawn sprinkler wiring.

(ix) Swimming pool or spa wiring.

(x) Central vacuum systems.

(xi) Electrical equipment that's not readily accessible.

(e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.

(f) Move any objects, furniture, or appliances to gain access to any electrical component.

(g) Test every switch, receptacle, and fixture.

(h) Remove switch and receptacle cover plates.

(i) Verify the continuity of connected service ground(s).

Plumbing
WAC 308-408C-100

Plumbing system.

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) The inspector will:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.

(b) Report

(i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

(iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.

(iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

(c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.

(d) Operate fixtures in order to observe functional flow.

(e) Check for functional drainage from fixtures.

(f) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

(b) Inspect

(i) Any system that is shut down or winterized.

(ii) Any plumbing components not readily accessible.

(iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.

(iv) Fire sprinkler systems.

(v) Water-conditioning equipment, including softeners and filter systems.

(vi) Private water supply systems.

(vii) Gas supply systems.

(viii) Interior components of exterior pumps or sealed sanitary waste lift systems.

(ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.

(c) Test

(i) Pressure or temperature/pressure relief valve.

(ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.

(d) Determine

(i) The potability of any water supply whether public or private.

(ii) The condition and operation of water wells and related pressure tanks and pumps.

(iii) The quantity of water from on-site water supplies.

(iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.

(e) Ignite pilot lights.

Attic
WAC 308-408C-150

Insulation and ventilation.

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

• Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

• Describe the type of insulation in viewable and accessible unconditioned spaces.

• Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

• Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

• Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

• Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

• Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

• Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Kitchen/Dining
WAC 308-408C-140

Interiors.

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

(a) Verify

That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches.

(b) Inspect

(i) The overall general condition of cabinets and countertops.

(ii) Caulking and grout at kitchen and bathroom counters.

(iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

(iv) The condition and operation of a representative number of windows and doors.

(c) Comment on the presence or absence of smoke detectors.

(d) Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Report on cosmetic conditions related to the condition of interior components.

(b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-140, filed 3/20/09, effective 4/20/09.]

Built-in Appliances
The inspector is not required to check the functionality of appliances per WA law. Oaktree does inspect appliances for functionality, but can not determine the longevity of appliances.

The inspector shall inspect installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. The inspector is NOT required to inspect appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. The inspector is not required to operate or confirm the operation of every control and feature of an inspected appliance.

Fireplace

WAC 308-408C-160

Fireplaces and stoves.

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

(1) The inspector will:

• Describe fireplaces and stoves.

• Inspect dampers, fireboxes and hearths.

• Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

• Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

• Ignite fires in a fireplace or stove.

• Determine the adequacy of draft.

• Perform a chimney smoke test.

• Inspect any solid fuel device being operated at the time of the inspection.

• Evaluate the installation or adequacy of fireplace inserts.

• Evaluate modifications to a fireplace, stove, or chimney.

• Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

Laundry
WAC 308-408C-140

Stairwell & Hallway
WAC 308-408C-140

Living Room/Family Room
WAC 308-408C-140

Bonus Room
WAC 308-408C-140

Bedroom Top South East
WAC 308-408C-140

Bedroom Top South
WAC 308-408C-140

Bedroom 3
WAC 308-408C-140

Master Bedroom
WAC 308-408C-140

Master Bathroom
WAC 308-408C-140

Bathroom Top Full
WAC 308-408C-140

Bathroom Basement 3/4
WAC 308-408C-140

Flir Photos
Thermal imaging cameras are not required by WA law. Oaktree is certified and uses thermal imaging cameras to assist with the overall inspection. Infrared cameras translate the heat signatures of objects into colors on a gradient scale, with higher temperatures appearing as lighter colors, and lower temperatures and wet areas appearing as darker colors. Also known as thermal imaging and thermography, IR technology captures the light that exists just outside the visible spectrum. Thermal images show surface-heat variations, which is why an IR camera is such a diverse tool for commercial and home inspectors that can be used for a variety of applications.