



OAKTREE HOME INSPECTIONS

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NEW CONSTRUCTION

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JULY 20, 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



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD/MAJOR
CONCERN

-  2.1.1 Roof - Coverings: Exposed Nails
-  2.1.2 Roof - Coverings: Damaged (General)
-  2.1.3 Roof - Coverings: Debris
-  2.1.4 Roof - Coverings: Missing Vent
-  2.2.1 Roof - Roof Drainage Systems: Touch-up Paint Needed
-  2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Roof Anchor Missing Cover
-  2.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Improperly installed Vent
-  3.4.1 Exterior - Siding, Flashing & Trim: Paint Touchup/Repaint
-  3.5.1 Exterior - Eaves, Soffits & Fascia: Gap
-  3.5.2 Exterior - Eaves, Soffits & Fascia: Touch-up Paint Needed
-  5.1.1 Garage or Carport - Occupant Door (From garage to inside of home): Dirty
-  5.2.1 Garage or Carport - Ceilings: Minor Damage
-  5.4.1 Garage or Carport - Walls & Firewalls: Hole Noted
-  9.2.1 Plumbing - Main Water Shut-off Device: Not Insulated
-  10.1.1 Attic - Roof Structure: Sagging
-  10.1.2 Attic - Roof Structure: Loose 2x4
-  10.2.1 Attic - Attic Insulation: Insufficient Insulation
-  10.4.1 Attic - Exhaust Systems: Bathroom Vents Into Attic
-  10.6.1 Attic - Attic Access: Broken
-  11.2.1 Stairwells - Steps, Stairways & Railings: Handrail is Loose
-  11.5.1 Stairwells - Walls: Poor/missing paint
-  11.8.1 Stairwells - Smoke Detectors: Remove Cover Upon Occupancy
-  12.3.1 Laundry Room - Walls and Trim: Missing Trim
-  13.7.1 Kitchen - Lighting Fixtures, Switches & Receptacles: Outlet Inoperable.
-  13.9.1 Kitchen - Countertops & Cabinets: Cabinets Damaged
-  13.9.2 Kitchen - Countertops & Cabinets: General damage
-  13.9.3 Kitchen - Countertops & Cabinets: Extend Tile

- ⊖ 14.4.1 Built-in Appliances - Garbage Disposal: Inoperable
- 🔧 14.5.1 Built-in Appliances - Hood Vent: Dirty
- ⊖ 16.4.1 Living Room/Family Room - Walls and Trim: Poor Patching
- 🔧 16.4.2 Living Room/Family Room - Walls and Trim: Touch-up Paint
- 🔧 17.4.1 Master Bedroom - Walls and Trim: Touch up Paint Needed
- 🔧 17.5.1 Master Bedroom - Floors: Recommend Cleaning
- ⊖ 17.6.1 Master Bedroom - Windows: Missing Screen
- ⚠️ 17.9.1 Master Bedroom - Smoke Detectors: Remove Cover Upon Occupancy
- ⊖ 18.9.1 Master Bathroom - Lighting Fixtures, Switches & Receptacles: Recepticle Loose
- ⊖ 18.9.2 Master Bathroom - Lighting Fixtures, Switches & Receptacles: Gap
- ⊖ 18.11.1 Master Bathroom - Countertops & Cabinets: Poor/Missing Caulk
- 🔧 18.12.1 Master Bathroom - Tub/Shower: Recommend Sealing Grout
- ⊖ 19.2.1 Bedroom top North - Doors: Missing Door Guide
- 🔧 19.4.1 Bedroom top North - Walls and Trim: Minor Cracks
- 🔧 19.4.2 Bedroom top North - Walls and Trim: Paint Touch-up
- 🔧 20.4.1 Bathroom Top N - Walls and Trim: Poor/Missing Caulk
- ⊖ 20.12.1 Bathroom Top N - Countertops & Cabinets: General Damage
- 🔧 20.13.1 Bathroom Top N - Tub/Shower: Recommend Sealing Grout
- ⊖ 20.14.1 Bathroom Top N - Heat Source: Secure Cover

1: INSPECTION DETAILS

Information

In Attendance Client's Agent	Occupancy Vacant	Start and End Time (approximate) 1030- 1330
Year Built 2021	Style/Type Townhouse	Entrance Faces South

Weather Conditions
Light Rain, Cloudy

Temperature (approximate)
43 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 Drone	Roof Type/Style Combination	Valley Type/Style Closed
Roof Drainage Systems: Gutter Material Aluminum	Flashings: Material Galvanized	

Estimated Age
2020

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), Metal

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

Deficiencies

2.1.1 Coverings

 Maintenance Item

EXPOSED NAILS

Exposed nails were showing during the inspection. Recommend sealing the nail heads with the proper roof caulking/sealant.

Recommendation
Contact a qualified professional.



2.1.2 Coverings

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.



Recommendation



2.1.3 Coverings

DEBRIS

General debris was noted on the roof. Recommend having the debris cleaned off to maintain the life of the roof.

Recommendation

Contact a qualified professional.



Recommendation



2.1.4 Coverings

MISSING VENT

There were one or more vents missing at the time of the inspection. Recommend installing vents by a qualified professional.

Recommendation

Contact a qualified professional.



Recommendation



2.2.1 Roof Drainage Systems

TOUCH-UP PAINT NEEDED

Maintenance Item

Failing paint noted in one or more areas of the home. Recommend repainting to ensure protection from the elements.

Recommendation

Contact a qualified professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

ROOF ANCHOR MISSING COVER

Recommendation

The roof anchor is missing a cover that helps prevent moisture from entering the roof. Recommend having a qualified roofer come out to repair or replace the roof anchor cover and repair any areas of moisture intrusion (if any).

Recommendation

Contact a qualified roofing professional.



2.4.2 Skylights, Chimneys & Other Roof Penetrations

IMPROPERLY INSTALLED VENT

Recommendation

The vents appeared to be improperly installed which can lead to moisture intrusion. Recommend a roofer come to evaluate and make any needed repairs.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Information

Inspection Method Visual, Drone	Driveways and Sidewalks: Driveway & Sidewalk Material Concrete	Walkways & Patios: Walkway and Patio Material Concrete
Exterior Doors: Exterior Entry Door Fiberglass	Siding, Flashing & Trim: Siding Style Lap, Board and Batten, Tile	
Siding, Flashing & Trim: Siding Material Fiber Cement, Tile		
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.		

Deficiencies

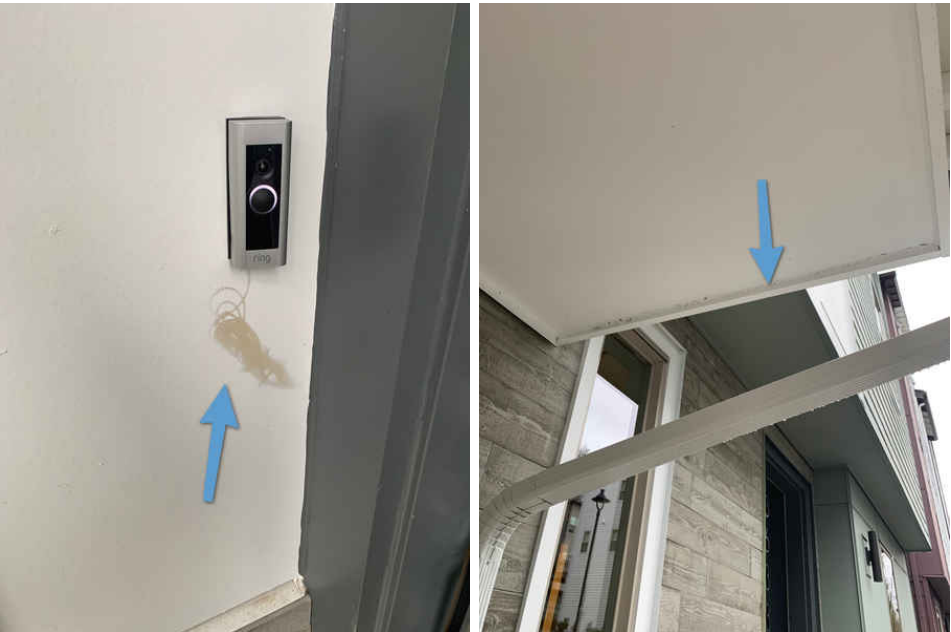
3.4.1 Siding, Flashing & Trim

PAINT TOUCHUP/REPAINT

Maintenance Item

Failing paint noted in one or more areas of the home. Recommend repainting to ensure protection from the elements.

Recommendation
Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

GAP

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified professional.



Recommendation



3.5.2 Eaves, Soffits & Fascia

TOUCH-UP PAINT NEEDED

Failing paint noted in one or more areas of the home. Recommend repainting to ensure protection from the elements.

Recommendation

Contact a qualified professional.



Maintenance Item



4: FOUNDATION & STRUCTURE (FINISHED BASEMENT)

Information

General: Basement Floor (if visible) Concrete	General: Inspection Method Visual	Foundation: Material Concrete
Subfloor and Structure (If Visible): Structure Material (If Visible) Inaccessible	Subfloor and Structure (If Visible): Sub-floor Material (if visible) Not Visible	

5: GARAGE OR CARPORT

Information

Type of Garage Attached - Tandem	Parking Spaces 2	Ceilings: Ceiling Material Gypsum Board
Garage Door: Material Glass, Fiberglass	Garage Door: Type Sectional	

Deficiencies

5.1.1 Occupant Door (From garage to inside of home)

 Maintenance Item

DIRTY

The door was dirty at the time of the inspection. Recommend having it cleaned as desired.

Recommendation
Contact a qualified professional.



5.2.1 Ceilings

 Recommendation

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Recommend having a qualified professional make repairs as needed.



5.4.1 Walls & Firewalls

HOLE NOTED

There were one or more holes noted at the time of the inspection. Recommend sealing all holes and penetrations by a qualified professional.

Recommendation

Contact a qualified professional.





6: HEATING

Information

Equipment: Brand Bryant	Equipment: Energy Source Electric	Equipment: Heat Type Electric Wall Heater, Heat Pump
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Distribution Systems: Ductwork
None

AFUE Rating
100+

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
2020

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



7: COOLING

Information

Cooling Equipment: Brand Bryant	Cooling Equipment: Energy Source/Type Heat Pump We do not test window a/c units or swamp coolers.	Cooling Equipment: Location Exterior North
Distribution System: Configuration Split	Cooling Source in Each Room: Cooling Source in Each Room No	
Cooling Equipment: Age 2020		

The manufacturer's age is when the unit was made (not necessarily installed). Typical A/C units last about 10-15 years if properly maintained. If the unit is older than Jan 1, 2020 they may need to install all new piping as well since the refrigerant type used today is different than that of Jan 1, 2020 or older. The new type is R-410A which is a safer refrigerant for the environment.



Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. 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.

8: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors

120 Volts, 220 Volts, Aluminum,
Below Ground

Main & Subpanels, Service &
Grounding, Main Overcurrent

Device: Main Panel Location
Garage



Main & Subpanels, Service &
Grounding, Main Overcurrent

Device: Panel Capacity
200 AMP



Main & Subpanels, Service &
Grounding, Main Overcurrent

Device: Panel Manufacturer
Square D

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 Electrical Shut-off: Main Shut Off Location
Outside, Garage



9: PLUMBING

Information

Filters
None

Water Distribution Systems & Fixtures: Water Main Supply Material
Pex

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 3", 4"

Water Distribution Systems & Fixtures: Distribution Line Material
Pex

Drain, Waste, & Vent Systems: Material
ABS, PVC, Schedule 35

Water Distribution Systems & Fixtures: Water Pressure - PSI
40 - 80 PSI



Hot Water Systems: Capacity
999 Tankless

Hot Water Systems: Location
Garage

Hot Water Systems: Manufacturer
Rinnai



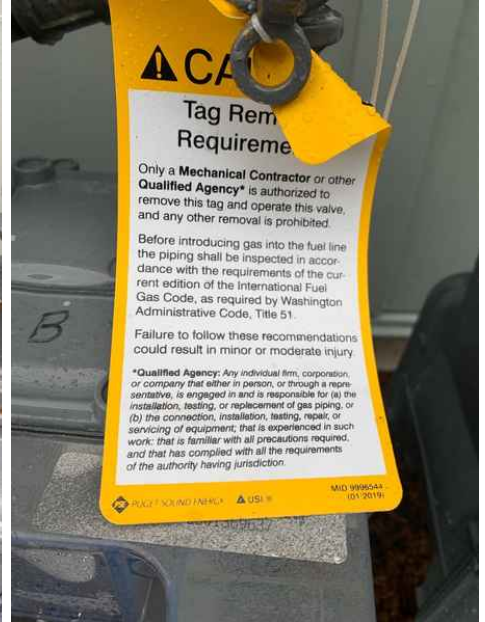
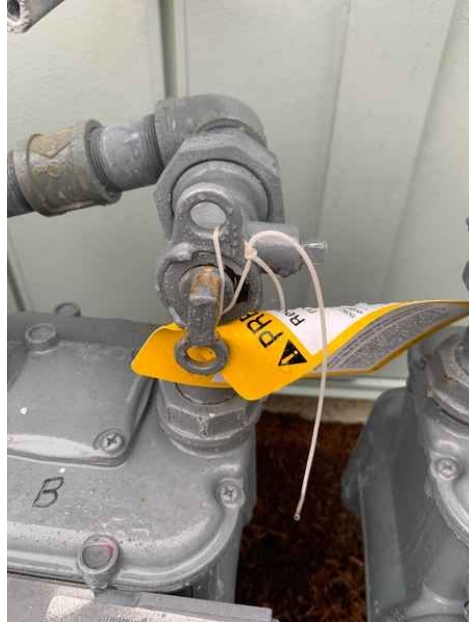
Hot Water Systems: Power Source/Type

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, At Street

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.



Hot Water Systems: Water Heater Age

2020

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

9.2.1 Main Water Shut-off Device

Recommendation

NOT INSULATED

It is recommended to have all pipes insulated in non-heated spaces. Recommend adding pipe insulation to non-insulated pipes to prevent freezing.

Recommendation
Contact a handyman or DIY project



10: ATTIC

Information

Roof Structure: Material OSB	Attic Insulation: R-value In Inches 17 Inches	Ventilation: Ventilation Type Soffit Vents, Static
		
Exhaust Systems: Exhaust Fans Fan Only		

Attic Insulation: Insulation Type
Blown



Deficiencies

10.1.1 Roof Structure

SAGGING

Areas of the roof sagged, indicating sheathing or rafter deficiencies. Recommend a qualified roofer evaluate and repair.

 Recommendation



10.1.2 Roof Structure

LOOSE 2X4

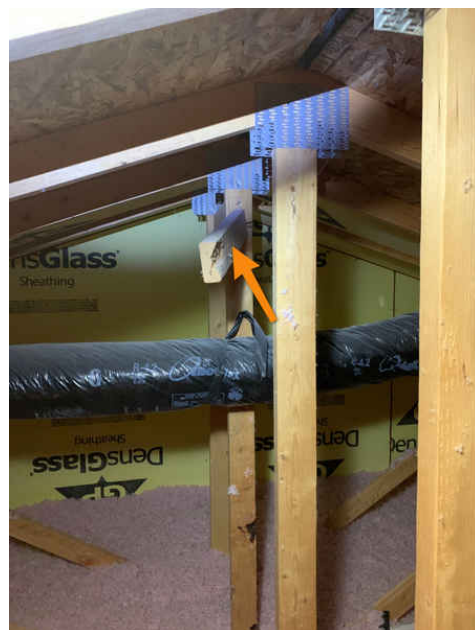
There was a loose 2x4 noted in the attic at the time of the inspection. Recommend re-attaching the 2x4 as needed by a qualified professional.

Recommendation

Contact a qualified professional.



Recommendation



10.2.1 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



Recommendation



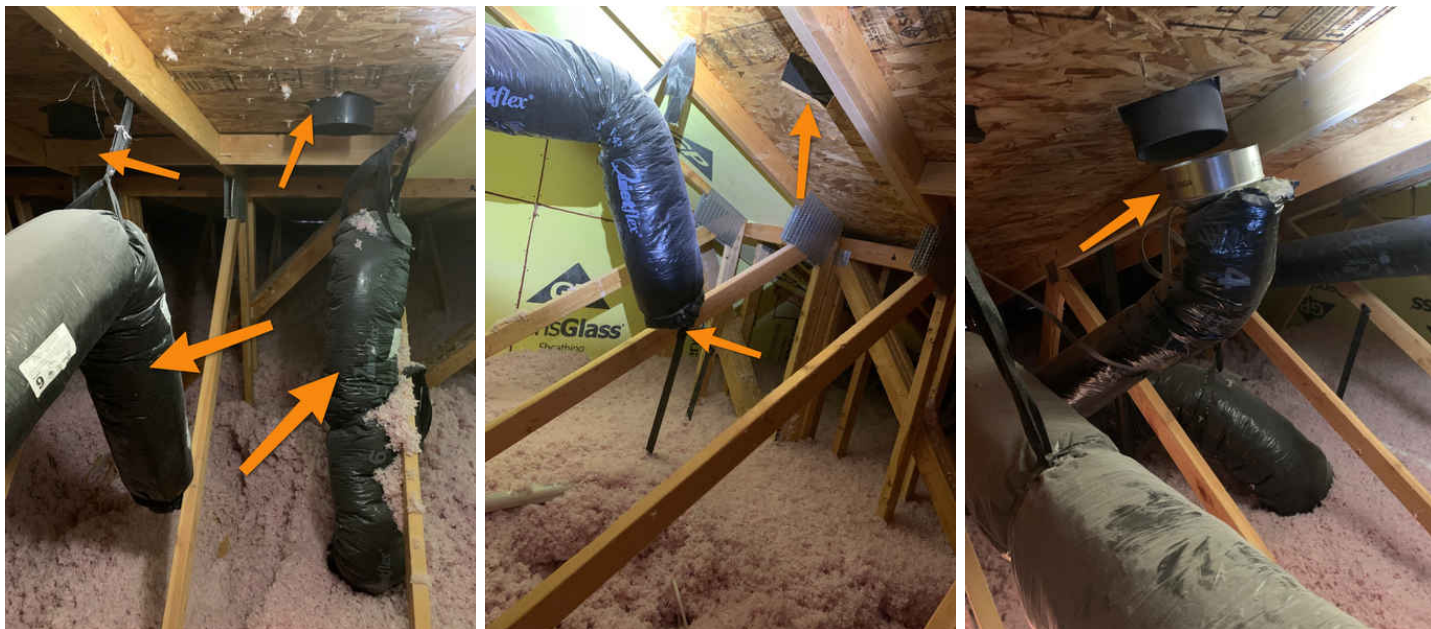
10.4.1 Exhaust Systems

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.



Recommendation



10.6.1 Attic Access

BROKEN

The attic access hatch had a broken corner at the time of the inspection. Recommend having a new hatch installed by a qualified professional and determine if the opening can accommodate the hatch without additional stress on the access panel.

Recommendation

Contact a qualified professional.



Recommendation



11: STAIRWELLS

Information

Ceilings: Ceiling Material Drywall	Walls: Wall Material Drywall	Floors: Floor Coverings Carpet, Engineered Wood
Smoke Detectors: Installed		

Limitations

General

PERSONAL ITEMS

Personal items may prohibit the ability to inspect 100% of the area. Recommend having personal items removed and re-evaluate prior to closing.



Deficiencies

11.2.1 Steps, Stairways & Railings

HANDRAIL IS LOOSE

The handrail was loose and can cause injury if it fails. Recommend a qualified professional repair or replace as needed.

Recommendation

Contact a handyman or DIY project

Safety Hazard/Major Concern



11.5.1 Walls

POOR/MISSING PAINT

There was poor or missing paint noted. Repaint as needed.

Recommendation

Contact a qualified professional.

Maintenance Item



11.8.1 Smoke Detectors

REMOVE COVER UPON OCCUPANCY

Safety Hazard/Major Concern

A dust cover was noted at the time of the inspection. This is common in new construction to prevent the alarm from going off while working on the home or cleaning. Recommend removing this cover upon occupancy so the smoke/co detector operates properly.


Recommendation

Contact a qualified professional.



12: LAUNDRY ROOM

Information

Ceilings: Ceiling Material Drywall	Walls and Trim: Wall Material Drywall	Floors: Floor Coverings Tile
Exhaust Systems: Exhaust Fans Fan Only	Dryer: Brand GE	Dryer: Dryer Power Source Unknown
		
Dryer: Dryer Vent Metal (Flex)	Washer: Brand GE	Washer: Washer Power Source 110 Volt
Drain, Waste, & Vent Systems: Drain Size Unknown	Drain, Waste, & Vent Systems: Material Unknown	Water Supply, Distribution Systems & Fixtures: Distribution Material Unknown
Heat Source: Heat Type None		

Deficiencies

12.3.1 Walls and Trim

MISSING TRIM

There was missing trim in the room. Recommend adding trim to enhance the look and feel of the room.

Recommendation

Contact a qualified handyman.



13: KITCHEN

Information

Ceilings: Ceiling Material Drywall	Walls and Trim: Wall Material Drywall	Floors: Floor Coverings Engineered Wood
Windows: Window Manufacturer JELD-WEN	Windows: Window Type Single-hung	Countertops & Cabinets: Cabinetry Wood
Countertops & Cabinets: Countertop Material Quartz	Drain, Waste, & Vent Systems: Drain Size 1 1/2"	Drain, Waste, & Vent Systems: Material ABS, PVC
Water Supply, Distribution Systems & Fixtures: Distribution Material Pex	Heat Source: Heat Type Heat Pump	

Limitations

General

PERSONAL ITEMS

KITCHEN/DINING

Personal items may prohibit the ability to inspect 100% of the area. Recommend having personal items removed and re-evaluate prior to closing.



Deficiencies

13.7.1 Lighting Fixtures, Switches & Receptacles

➤

Recommendation

OUTLET INOPERABLE.

One or more outlets were inoperable. Recommend a qualified electrician evaluate and repair as needed. It appears this outlet is turned on by the switch to the left of the sink. Normally this outlet is always on and the air-gap is what operates the garbage disposal. Consult with the builder on this.

Recommendation

Contact a qualified electrical contractor.

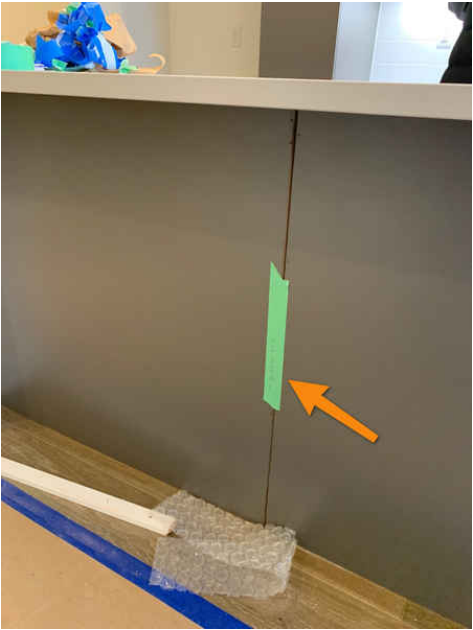


13.9.1 Countertops & Cabinets

CABINETS DAMAGED

 Recommendation

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



13.9.2 Countertops & Cabinets

GENERAL DAMAGE

 Recommendation

General damage was observed. Repair or replace as needed by qualified professional.

Recommendation

Contact a qualified professional.



13.9.3 Countertops & Cabinets

EXTEND TILE

Extend the tile per the note by the builder.

Recommendation

Contact a qualified professional.

 Recommendation



14: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Kitchenaid



Refrigerator: Brand
Whirlpool



Range/Oven/Cooktop: Exhaust
Hood Type
Vented

Range/Oven/Cooktop:
Range/Oven Brand
Kitchenaid



Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Hood Vent: Brand
Kitchenaid

Built-in Microwave: Brand
Kitchenaid



Limitations

Refrigerator

UNPLUGGED

Deficiencies

14.4.1 Garbage Disposal

INOPERABLE

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

It appears that there is a switch that needs to be left on to the left of the sink in order to operate the air gap switch on the counter-top. Consult the builder as most air-gap switches are hooked to a permanently on outlet under the sink.

[Here is a DIY resource for troubleshooting.](#)



Recommendation



14.5.1 Hood Vent

DIRTY

There was tape still attached to the hood vent at the time of the inspection. Recommend removing the tape to enhance the look and feel of the home.

Recommendation

Contact a qualified professional.



Maintenance Item



15: FIREPLACE

Information

Type
Gas

16: LIVING ROOM/FAMILY ROOM

Information

Ceilings: Ceiling Material Drywall	Walls and Trim: Wall Material Drywall	Floors: Floor Coverings Hardwood
Windows: Window Manufacturer JELD-WEN	Windows: Window Type Sliders	Smoke Detectors: Installed
Heat Source: Heat Type Heat Pump		

Limitations

General

PERSONAL ITEMS

Personal items may prohibit the ability to inspect 100% of the area. Recommend having personal items removed and re-evaluate prior to closing.



Deficiencies

16.4.1 Walls and Trim

Recommendation

POOR PATCHING

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

Recommendation

Contact a qualified drywall contractor.



16.4.2 Walls and Trim

TOUCH-UP PAINT

Maintenance Item

Blemishes in the paint were noted. Recommend touching up the paint as desired to enhance the look and feel.

Recommendation

Contact a qualified professional.



17: MASTER BEDROOM

Information

Ceilings: Ceiling Material Drywall	Walls and Trim: Wall Material Drywall	Floors: Floor Coverings Carpet
Windows: Window Manufacturer JELD-WEN	Windows: Window Type Sliders	Carbon Monoxide Detectors: Installed



Smoke Detectors: Installed



Heat Source: Heat Type
Heat Pump

Deficiencies

17.4.1 Walls and Trim

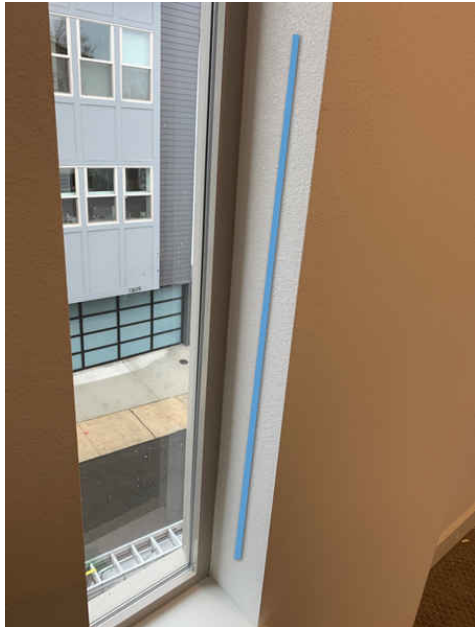
TOUCH UP PAINT NEEDED

Maintenance Item

Blemishes in the paint were noted. Recommend touching up the paint as desired to enhance the look and feel.

Recommendation

Contact a qualified professional.



Inside window not painted



17.5.1 Floors

RECOMMEND CLEANING

Maintenance Item

Recommend cleaning the home as needed before occupancy.

Recommendation

Contact a qualified professional.



17.6.1 Windows

MISSING SCREEN

One or more windows were missing a screen. Sometimes agents/stagers remove the screens during staging and/or cleaning. Consult with the seller if screens have been stored elsewhere. Recommend replacement as needed.



Recommendation



17.9.1 Smoke Detectors

REMOVE COVER UPON OCCUPANCY

A dust cover was noted at the time of the inspection. This is common in new construction to prevent the alarm from going off while working on the home or cleaning. Recommend removing this cover upon occupancy so the smoke/co detector operates properly.

Recommendation

Contact a qualified professional.



Safety Hazard/Major Concern



18: MASTER BATHROOM

Information

Ceilings: Ceiling Material Drywall	Walls and Trim: Wall Material Drywall	Floors: Floor Coverings Tile
Floors: Heated No	Drain, Waste, & Vent Systems: Drain Size 1 1/2"	Drain, Waste, & Vent Systems: Material ABS, PVC
Drain, Waste, & Vent Systems: Toilet Brand Gerber	Water Supply, Distribution Systems & Fixtures: Distribution Material Pex	Exhaust Systems: Exhaust Fans Fan Only
Countertops & Cabinets: Cabinetry Wood	Countertops & Cabinets: Countertop Material Quartz	Tub/Shower: Tub/Shower Type Tile
Heat Source: Heat Type Electric Baseboard		



Deficiencies

18.9.1 Lighting Fixtures, Switches & Receptacles

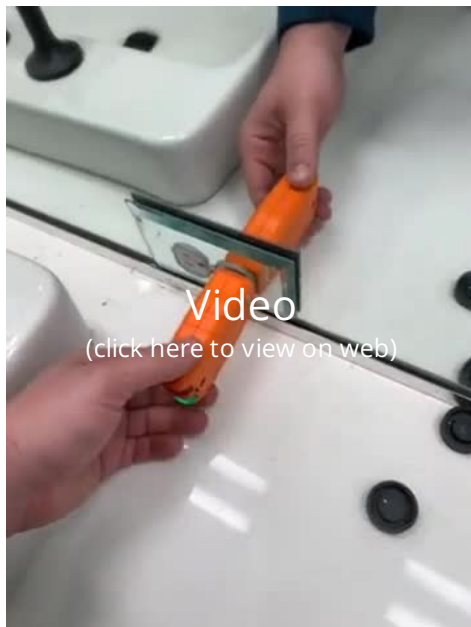
RECEPTACLE LOOSE

The receptacle was loose at the time of the inspection. Recommend securing the receptacle by a qualified professional.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



Video

(click here to view on web)

18.9.2 Lighting Fixtures, Switches & Receptacles



Recommendation

GAP

There was a gap noted at the receptacle. Recommend adding a larger wall plate or adjusting the receptacle to hide the gap.

Recommendation

Contact a qualified professional.



18.11.1 Countertops & Cabinets



Recommendation

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.](#)



18.12.1 Tub/Shower



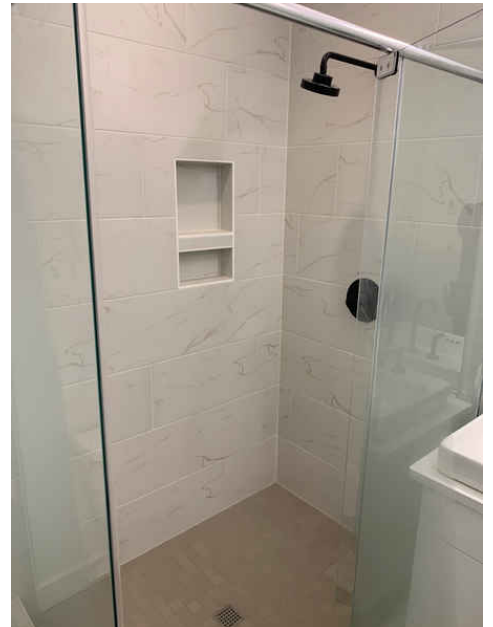
Maintenance Item

RECOMMEND SEALING GROUT

It is recommended to seal the grout once a year or as needed.

Recommendation

Contact a handyman or DIY project



19: BEDROOM TOP NORTH

Information

Ceilings: Ceiling Material Drywall	Walls and Trim: Wall Material Drywall	Floors: Floor Coverings Carpet
Windows: Window Manufacturer JELD-WEN	Windows: Window Type Sliders	Carbon Monoxide Detectors: Installed
Smoke Detectors: Installed	Heat Source: Heat Type Electric Wall Heater	



Deficiencies

19.2.1 Doors

MISSING DOOR GUIDE

The door guide was missing. Recommend installing a door guide to keep the sliding closet doors inline.

Recommendation

Contact a qualified professional.

 Recommendation



19.4.1 Walls and Trim



Maintenance Item

MINOR CRACKS

Minor cracks in walls. Appeared to be the result of long-term settling and/or shrinkage cracks. These cracks are not a structural concern. Recommend touch up with spackle and paint, then monitor as needed.

Recommendation

Recommend monitoring.



19.4.2 Walls and Trim



Maintenance Item

PAINT TOUCH-UP

Blemishes in the paint were noted. Recommend touching up the paint as desired to enhance the look and feel.

Recommendation

Contact a qualified professional.



20: BATHROOM TOP N

Information

Ceilings: Ceiling Material Drywall	Walls and Trim: Wall Material Drywall	Windows: Window Manufacturer JELD-WEN
Windows: Window Type Transom	Floors: Floor Coverings Tile	Floors: Heated No
Drain, Waste, & Vent Systems: Drain Size 1 1/2"	Drain, Waste, & Vent Systems: Material ABS, PVC	Drain, Waste, & Vent Systems: Toilet Brand Gerber
Water Supply, Distribution Systems & Fixtures: Distribution Material Pex	Exhaust Systems: Exhaust Fans Fan Only	Countertops & Cabinets: Cabinetry Wood
Countertops & Cabinets: Countertop Material Quartz	Tub/Shower: Tub/Shower Type Fiberglass tub, Tile	Heat Source: Heat Type Electric Baseboard

Deficiencies

20.4.1 Walls and Trim

POOR/MISSING CAULK

 Maintenance Item

The Trim was missing sufficient caulk/sealant at the wall/trim. 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 qualified professional.



20.12.1 Countertops & Cabinets

GENERAL DAMAGE

 Recommendation

General damage was noted during the inspection. Repair or replace by a qualified professional.

Recommendation
Contact a qualified professional.



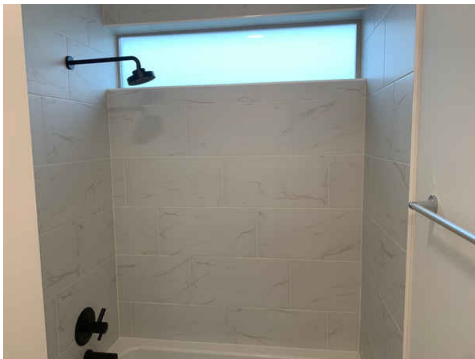
20.13.1 Tub/Shower

 Maintenance Item

RECOMMEND SEALING GROUT

It is recommended to seal the grout once a year or as needed.

Recommendation
Contact a handyman or DIY project



20.14.1 Heat Source

 Recommendation

SECURE COVER

Recommend securing the cover on the baseboard heater.

Recommendation
Contact a qualified professional.



21: BATHROOM 1/2 MAIN

Information

Ceilings: Ceiling Material Drywall	Walls and Trim: Wall Material Drywall	Windows: Window Manufacturer JELD-WEN
Windows: Window Type Single-hung	Floors: Floor Coverings Engineered Wood	Floors: Heated No
Drain, Waste, & Vent Systems: Drain Size Unknown	Drain, Waste, & Vent Systems: Material ABS, PVC	Drain, Waste, & Vent Systems: Toilet Brand Gerber
Water Supply, Distribution Systems & Fixtures: Distribution Material Pex	Exhaust Systems: Exhaust Fans Fan Only	Countertops & Cabinets: Cabinetry Pedestal Sink
Countertops & Cabinets: Countertop Material Pedestal Sink	Heat Source: Heat Type None	

Limitations

General

PERSONAL ITEMS

Personal items may prohibit the ability to inspect 100% of the area. Recommend having personal items removed and re-evaluate prior to closing.



22: DRONE PHOTOS/VIDEO

Information

Drone Photos/Videos

Here are the DJI Drone photos and/or videos of the home for your records. They may not have issues in these photos and are for your records only. Issues noted will be in the specific section of the report. (example roof issues in the video will be in the roof section of the report)

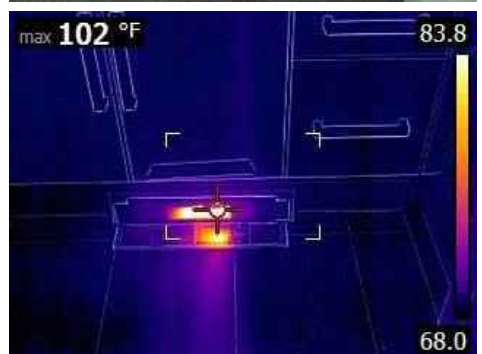
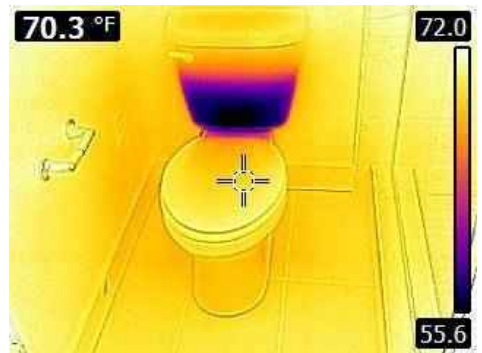
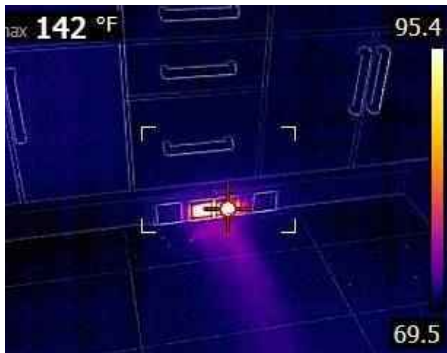
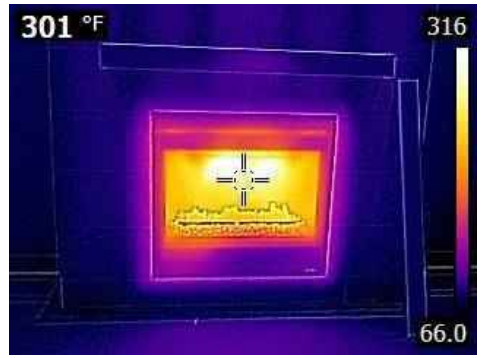
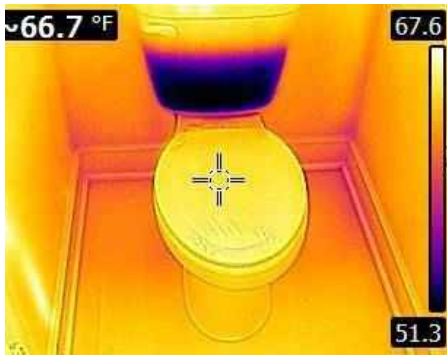
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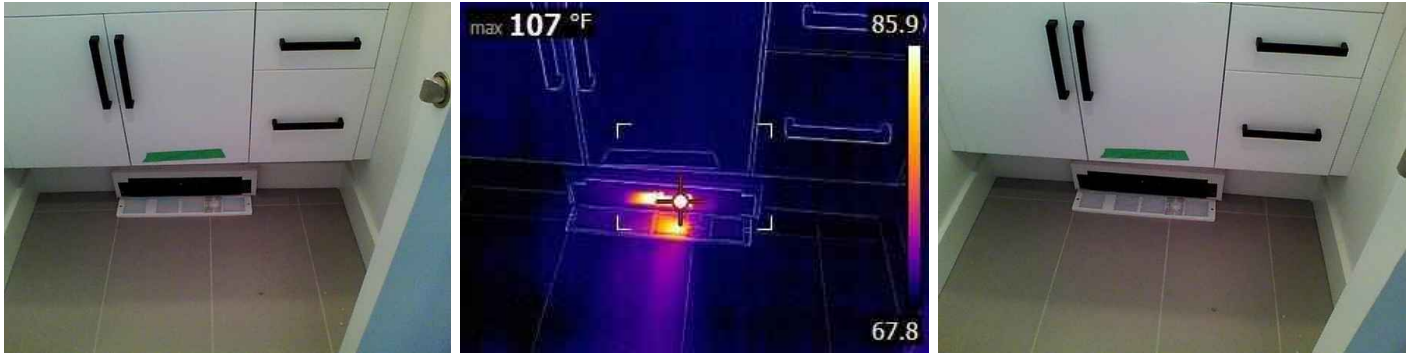
23: FLIR PHOTOS

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.





24: SEWER SCOPE

Information

Drain, Waste, & Vent Systems:	Drain, Waste, & Vent Systems:
Drain Size	Material
1 1/2", 4"	ABS, PVC, Schedule 35

Sewer Scope

Here is a link to the sewer scope video if a sewer scope was performed. Unfortunately, we did not see any Teenage Mutant Ninja Turtles this time.

<https://youtu.be/SQkW8cYqyJs>

The sewer line was entered through the cleanout in the garage. The first 43' was abs. At 35' was where the cleanout at the sidewalk was located. There was a piece of all-thread/screw at the cleanout here. I am not concerned with it causing a backup or clog. This was the only portion of the sewer line that wasn't "perfect". At 43' the material changed to schedule 35 and then pvc before quickly changing back to abs. The total length was 54' to the main tap.

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.



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.



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) 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.]

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.

Cooling[WAC 308-408C-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.

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.

Stairwells

[WAC 308-408C-140](#)

Laundry Room

[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.

Kitchen

[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.]

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.

Living Room/Family Room[WAC 308-408C-140](#)**Master Bedroom**[WAC 308-408C-140](#)**Master Bathroom**[WAC 308-408C-140](#)**Bedroom top North**[WAC 308-408C-140](#)**Bathroom Top N**[WAC 308-408C-140](#)**Bathroom 1/2 Main**[WAC 308-408C-140](#)**Sewer Scope**

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.