# OAKTREE NOME INSPECTIONS AND SEWER SCOPES

### OAKTREE HOME INSPECTIONS (206) 557-9650 info@oaktreeinspections.com https://www.oaktreeinspections.com/



## SEWER SCOPE ONLY COPY

1234 Main Street NA NA 12345

Brandon Barkema JUNE 15, 2021



Inspector Brandon Barkema WA State License - 20114301 (425) 998-6436 brandon@oaktreeinspections.com

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## SUMMARY



⊖ 2.3.1 Sewer Scope - Drain, Waste, & Vent Systems: Root Intrusion

## 1: INSPECTION DETAILS

### Information

**General: In Attendance** Client's Agent

**General: Occupancy** Vacant

General: Year Built 1959 General: Style/Type Split-Level

General: Temperature (approximate) 47 Fahrenheit (F) **General: Weather Conditions** Light Rain, Partly Cloudy General: Start and End Time (approximate) 1200- 1230

**General: Entrance Faces** South

#### **General: Utilities**

Public Sewer - MLS Verified, Public Water - MLS Verified, Public Electricity - 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: SEWER SCOPE

2.1	General
2.2	Sewer Scope
2.3	Drain, Waste, & Vent Systems

## Information

### **General:** Main Reached

Yes

**General: As-Built Provided** 

No As-Built Available.

**General:** Point of Entry **Exterior Cleanout** 

Drain, Waste, & Vent Systems: **Drain Size** 4"

**General:** Distance Inspected 109 feet 7 inches

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

- Types Of Plumbing Lead-100 Year+Life Expectancy-Used early 1800's to late 1950's (interior only) Galvanized Steel 40-70 Year-Life Expectancy Used late 1800's to late 1950's (interior only) Thin Vallad PVC Pipe 50 Year-Life Expectancy Used Mid 1970's to 1990's (interior only) HOPE (High Density Polyethylene) 50-500 Year-life expectancy Used typically for line replacement In 20 sections C CIPP (Cured in Place Pipe) 50-Year-Life Expectancy Used for spot repair or full reline
- Repairement in 20 sections
  CIPP Corea in Place Pipe) 59+ Year Life Expectancy Used for spot repair or full
  reline
  Fiber Conduit Pipe/Orangeburg (Bituminous Fiber) 30-50 Year Life Expectancy Used
  Mid 1940's to mid 1970's in some areas (always replace)
  Abbestoc Corean Transat 40-60 Year Life Expectancy used
  Late 1940's to early
  1970's
  Concrete 50-75 Year Life Expectancy Lied Mid 1880's to Present for Storm Drains,
  Common mid 1950's to mid 1960's for sanitary severs
  Cast Ion 75:100 Year Life Expectancy Lied Mid 1880's to Present
  Cast Ion 75:100 Year Life Expectancy Lied Store Storemant
  Cast Ion 75:100 Year Life Expectancy Lied Mid 1880's to present
  Cast Ion 75:100 Year Life Expectancy Lied Mid 1880's to resent
  Cast Ion 75:100 Year Life Expectancy Lied Mid 1880's to resent
  Cast Ion 7100's to present
  Cast Ion 710's to present
  C

- to present ADS (Triple Wall High Density Polyethylene) 100 Year Life Expectancy Used 2008 to Present (usually found with septic systems)

#### Sewer Scope: Sewer Scope Video/Information

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.

#### Video Link: https://youtu.be/umZ\_UTt5AQ4

The main sewer line was entered from the exterior of the home on the west side of the home through a pvc cleanout. PVC material was 0- 3 feet and the remaining 103 feet was concrete material. There was heavy root intrusion in the first 6 feet of the sewer line nearest the cleanout. Recommend starting with RootX to see if this solves the issue and potentially hydro jetting the line if needed. I also recommend removing the blackberry bushes completely from this area to help prevent further intrusion.

#### **Pipe Materials**



#### Information Regarding Sewers and Sewer Issues (not necessarily this home)

**Crack** - cracks in sewer lines are often spiral or circular in nature and usually reveal themselves as thin white lines. Cracks are more prevalent in concrete and clay but can occur in any material. Cracks are not usually sources of current sewer issues but time and ground movement may force cracks apart resulting in fractures, offsets, and breaks.

**Fracture** - a fracture is a crack that has opened. Fractures are not often sources of back-ups, but like offsets and breaks, can result in surrounding soil loss. The soil loss leaves voids near the pipe and these unsupported lengths of pipe are often where breaks later develop - especially if the pipe needs occasional rooting. Soil loss from rain water penetrating the ground and washing away down the fractured sewer can lead to sinkholes. Fractures can also lead to loss of sewer water into the surrounding soil which can penetrate foundation walls and, on rare occasions, undermine foundations. Tree roots often exploit fractures to infiltrate the sewer.

**Break** - breaks are like fractures, only worse. In the case of a break there is often missing pipe material, or broken material laying in the sewer line. The likelihood of soil loss is greater which increases the likelihood of sinkholes, sewer water escape, and foundation destabilization. Tree root infiltration is common. Breaks often result in backups, however it is not uncommon for sewers to have one or more breaks without homeowners being aware of it.

**Offset** - offsets result when pipes, usually mated lengths of clay or concrete, shift relative to each other. Small offsets are common in older sewer lines and usually have little bearing on performance. Large offsets may result in many of the issues which can accompany fractures and breaks: loss of surrounding soil, sinkholes, waste water escape, foundation destabilization, and root infiltration. Depending on the size and orientation of the offset, back-ups can result.

**Roots** - while roots can penetrate sewer lines of any material at a break, they are most common in older mated length pipe materials such as concrete and clay. They enter at the joins between lengths and, if left unchecked, can chock off flow and cause backups. Roots can be cleared either chemically or mechanically (either through the use of a foaming root killer such as ROOTX, or cut out with a "Rooter"). Foaming root killer works best with small roots while Rooting works best with larger roots. Often the roots will have to be cut out first to remove the bulk and then the line maintained with periodic applications of root killer. It should be mentioned that rooting older sewer lines can result in breakage and so foaming root killer is usually a safer bet. Hydrojetting - cleaning the line with high pressure water - is also an effective way to remove roots. Like rooting, however, hydrojetting can result in sewer damage, especially to older concrete lines.

**Belly** - a belly is negative slope or sag in a sewer line. Depending on the severity of the belly, the line can hold just a little water at the bottom of the pipe or be completely flooded. Bellies - especially long, flooded ones - are often sources of back-ups. Sadly, the only real way to tell if a belly will be a source of issues is to use the sewer for a period and find out. There is no "cure" for a belly that continually backs up but to dig it up and change the slope.

**SEWER INSURANCE** - insurance is likely unnecessary for newer, plastic sewers in good repair. Older sewers, especially those made of concrete or clay, can and should be insured. One group serving our area is the National Water Company. Cost and coverage are available at their site but it should be noted that coverage needs to be secured before an issue occurs.

## **Observations**

2.3.1 Drain, Waste, & Vent Systems

### **ROOT INTRUSION**

- Recommendation

Root intrusion was noted during the sewer scope. Recommend having the lines hydro jetted/rootered or chemically treated (ROOTX) to clean out the root intrusion by a qualified professional and re-evaluate.

#### Recommendation

Contact a qualified professional.





#### 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. <u>This inspection can not predict future conditions, or determine if latent or concealed defects are present</u>. 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 <u>non-transferrable</u>, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and <u>listing agents</u>. 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. <u>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.</u> 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.



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. <u>Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.</u>

#### 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 4/20/09.1

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

#### PDF308-408C-120

#### Heating system.

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

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

#### PDF308-408C-130

#### Air conditioning systems.

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

#### PDF308-408C-140

#### Interiors.

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

#### PDF308-408C-150

#### Insulation and ventilation.

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

#### PDF308-408C-160

#### Fireplaces and stoves.

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

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

#### PDF308-408C-170

Site.

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

PDF308-408C-180

#### Attached garages or carports.

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

#### 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.