



Inspector Licenses
#360 & #24015505



Home Inspection Report

Prepared for: Les Problems
1234 Rival Dog Lane
Lake Hood, WA 98123

Inspected by:
Robert Burton & Fred Grant
North Starr Inspections, Inc

North Starr Inspections, Inc

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09/04/2026 10:16 AM

Prepared for: Les Problems
1234 Rival Dog Lane

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Definitions

NOTE: Thank you for your trust and confidence!

Although we strive in every way to give each client a competent and thorough inspection, there may be specific features, systems, components, or issues that we are not able to inspect or perhaps even confirm the existence of. Even in the case of those items which receive the most thorough examination, there may be further tasks which you as the property buyer and new owner will need to address during your period of ownership. We urge you to make arrangements (as a part of a Pre-Closing-Walk-Through) to cover all of the points concerning the maintenance and operation of this property with the previous owner and/or occupants. We may have made or outlined certain suggestions, items, or tasks throughout the report which we believe you should cover with the outgoing occupants before they leave and you take over.

This inspection is only the beginning of the journey of property ownership. You have the advantage of being better educated about your property due to this inspection and report. However, property inspectors are human and therefore not perfect. They cannot see through walls and do not carry a crystal ball to predict the future. A property inspection is not the end of the ownership journey but the beginning.

Just because you have had an inspection, you should not assume you have nothing more to do but sit back and enjoy your property without caring for and maintaining it! Your inspection and this report is no substitute for due diligence and common sense: they are merely supplements to your education.

In this inspection report, we have made recommendations by expressing our opinion about the importance assigned to each item/condition that we felt was a consideration in the condition of the property. To help you place your own priorities on our recommendations, we offer the definitions below referring to the property or item listed as inspected on this report at the time of inspection.

Qualified licensed contractors, experienced in the types of repairs recommended, should be consulted with to further investigate the items contained in this report and perform all necessary repairs. All repairs or improvements should be completed to present-day industry standards.

- | | | |
|-----------|---------------------------------|---|
| A | Acceptable | Functional with no obvious signs of significant defect observed at the time of the inspection. |
| NI | Not Inspected/Present | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, disconnected at time of inspection, or not present/found. We recommend these items be addressed by consulting the current owner for further information and investigation and/or the condition be remedied to allow a thorough and safe inspection of the item. |
| M | Maintenance & Repair | Item is showing some signs of defect and may not be fully functional. Improvement, maintenance, repair or servicing may be needed or desired. Or, these items should be monitored to determine when or if repairs are warranted. Ignoring these items could lead to further damage, deterioration, or inconvenience and, almost certainly, increased cost. |
| C | Concern | Item needs immediate repair or replacement. It is unable to perform its intended function properly or poses a potential safety hazard to occupants. These items should be addressed by appropriate qualified professionals or technicians whose recommendations for repair or replacement should be carried out by a competent, licensed specialist familiar and experienced with the particular system or component. |

Client & Property Information

Client & Property Information

Contact Name: Taylor Wolcott
Property Address: 1234 Rival Dog Lane
City: Lakewood WA 98498

Inspection Company

Inspector Name Robert Burton
Company Name North Starr Inspections, Inc
Inspection Company Address: 20501 85th Place West
Inspection Company City: Edmonds State WA Zip 98026
Inspection Company Phone: 206-714-2000
E-Mail northstarrbobby@gmail.com, grantfredj@gmail.com
File Number 12292025

Conditions

Others Present: Buyer's Agent and Buyer Property Occupied: No

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Client & Property Information (Continued)

Estimated Age: 1991 Entrance Faces: NA

Inspection Date: 2026-09-01

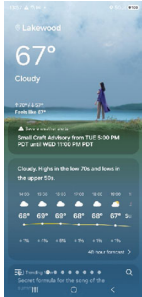
Start Time: 2:00 PM End Time: 5:20 PM

Electric On: ☒ Yes ☐ No ☐ Not Applicable

Gas/Oil On: ☒ Yes ☐ No ☐ Not Applicable

Water On: ☒ Yes ☐ No ☐ Not Applicable

Temperature: 41



Weather: Cloudy, Light Rain Soil Conditions: Damp

Space Below Grade: Crawl Space

Building Type: Single family Garage: ATTACHED

Sewage Disposal: Public Sewer How Verified: MLS

Water Source: Public How Verified: MLS

Client Name: Les Problems

Lots and Grounds

We will walk around the accessible lot and grounds of the building examining a representative sampling (spot check) of the features which might influence potential moisture related damage to the building. Here is how we are going to call out locations and directions in your report: When we talk about the right or left side of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door.

For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the house. Then locations will be described as left or right, and front or rear. (For example, the left rear corner of the right front bedroom).

The floors or levels are referenced from the level which we enter from the front (main) entrance. The level that you walk in on will be called the Main Level. If there is a basement, that is usually the level below the Main Level, and the floor above would be called the Second Floor or Upper Level.

Fences, recreational facilities, outbuildings, sheds, seawalls, break walls, docks, erosion control and earth stabilization measures are typically not inspected, but may be commented on as a courtesy to the client but are not an official part of this report. This report does not include an assessment of geological, geo-technical or hydrological conditions.

A N I M C

Lots and Grounds (Continued)

1. ☐☐☒☐ Driveway: Concrete: (TYPICAL CRACKS, MOSS) Recommend they be pressure washed and sealed to slow down moisture damage and monitored for larger cracks. This will also remove the moss.



2. ☒☐☐☐ Walks: Concrete

3. ☐☐☒☐ Steps/Stoops: Concrete: (SEAL GAPS) Recommend sealing any gaps along the steps or landing where it meets the foundation and siding as needed by a qualified professional.



4. ☐☐☒☐ Covered Patio: Concrete: (COVERED CONCRETE PATIO NEEDS ATTENTION) Some examples of observations noted during the inspection include: 1) CRACKS ALONG EDGES, DETERIORATION. 2) GAPS BETWEEN PATIO & FOUNDATION. 3) COVERED ROOF MISSING POSITIVE CONNECTIONS POST TO BEAM. 4) DEBRIS COVERING PLASTIC ROOF. 5) ROOF LEAKS VISIBLE, ETC. | RECOMMENDATION: Further evaluation and repair as needed by a qualified professional.



Lots and Grounds (Continued)

5. ☐☐☒☐ Porch: Wood, Metal Ramp: (SEAL GAPS BETWEEN PORCH & HOME) Recommend sealing any gaps as needed so no moisture can potentially rot the trim or siding and/or flow down the sides of the foundation by a qualified professional.
(HANDRAIL NOT GRASPABLE) Recommend having a proper graspable handrail installed by a qualified professional as an upgrade to bring the railings up to present day standards.



6. ☐☐☒☐ Grading: Negative slope: (GRADING MODIFICATION COULD BE BENEFECIAL) Minor modifications to the grading would be beneficial to improving water runoff away from the structure. A minimum slope of 1" per foot for every 4' AWAY from the structure will help, and more whenever possible is better.



7. ☐☐☒☐ Yard & Environment: Large Trees, Ivy, Wood Fence: (WOOD FENCE: MOISTURE DAMAGE) We normally do not comment on wood fences as they are not a part of the structure, however, I did so as a courtesy. Recommend further evaluation and spot repair or replacement of any damaged components as and where needed by a qualified professional.
(IVY GROWING ON FENCE, HOUSE, OR TREES) Recommend removing any ivy growing up a fence, on your house, or on trees as needed by a qualified professional to prevent damage.
(LARGE TREES) Recommend making sure any trees on or overhanging the property are properly thinned so that they don't trap the wind in a wind storm, as they can pose a potential falling hazard. Also recommend keeping an eye out for any dead branches and removing them as needed. All maintenance should be done by qualified professionals. Trees need maintenance and care throughout their life, just like anything else.



8. ☒☐☐☐ Swale: Adequate slope and depth for drainage

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Roof

We attempt to walk on every roof considering the slope, the weather conditions, and the overall quality, stability, and material used for the construction of the roof. We will usually walk every roof which is safe for the inspector and the roof surface. A representative sampling (spot checks) of the roof components are inspected. Evidence of leaks may be disguised by interior finishes. Chimney flue interiors, which are not accessible, are not inspected and could require repair. Antennae units are not inspected. Estimates of remaining roof life are approximations only and do not constitute any type of guarantee or warranty. Our comments do not constitute a warranty that the roof is free of leaks, or will remain free of leaks. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and numerous other factors.

A N I M C

Main Roof Surface

1. Method of Inspection: Ladder at Eaves; Walked Entire Roof



2. ☒ ☐ ☐ ☐ Unable to Inspect: 20%

3. ☐ ☐ ☒ ☐ Material: Asphalt shingle: **(EXPOSED FASTENERS NEED SEALANT)** Recommend sealing all exposed fasteners with a high quality sealant as necessary and monitored. This is required per installation instructions for asphalt shingles by most manufacturers, and you can invalidate the warranty if you do not follow these guidelines.

(MOSS GROWTH IN MULTIPLE SPOTS) Recommend removing any moss as and where needed by a qualified professional who is in the business of dealing with these conditions and the specific roof material. Do NOT pressure wash your asphalt shingle roof.



Roof (Continued)

4. Type: Gable

5. Approx Age: 2020



6. ☐☐☒☐ Flue Pipe Gas Pipe: **(SEVERELY RUSTED; HOLES & CORROSION)** We recommend replacing the entire flue pipe by a qualified professional as leaks may allow water to enter into the furnace or water heater.



7. ☐☐☒☐ Flashing: Metal: **(DRIP EDGE POORLY INSTALLED: FLASHING INSPECTION)** We recommend further evaluation and repair/adjustment of the drip edge flashing placement & spacing above the gutters by a competent and licensed roofing or gutter professional as and where needed to restore functionality to the flashing and gutter system.



8. ☒☐☐☐ Sheathing Exterior (Not Visible)

9. ☐☐☒☐ Valleys: Metal: **(DEBRIS)** Recommend removing all debris to ensure proper drainage and protect against moisture penetration by a qualified professional.



10. ☒☐☐☐ Skylights: Metal and Insulated Glass

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Roof (Continued)

Left Chimney

11. ☐☐☒☐ Chimney: Wood covered: (WOOD CHASE SIDING & TRIM ARE MOISTURE DAMAGED IN MULTIPLE SPOTS) Recommend further evaluation and replacement of any damaged boards as and where needed by a qualified professional. This may uncover hidden damage.



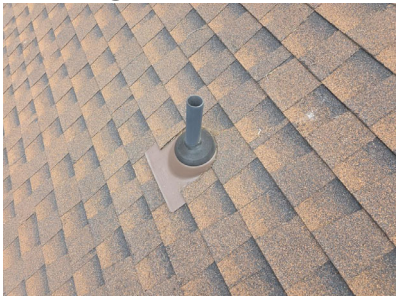
12. ☐☐☒☐ Flue/Flue Cap: Metal: (DAMAGED CHIMNEY CAP & STORM COLLAR) This can restrict exhaust draft and allow moisture or pests into the flue. The storm collar installation and seal also appear to be damaged and may be prone to leaking. Recommend further evaluation and repair or replacement as needed by a qualified chimney or roofing professional to ensure proper drafting and a watertight seal.



13. ☒☐☐☐ Chimney Flashing: Cricket, Flashing



14. ☒☐☐☐ Plumbing Vents: ABS



15. ☒☐☐☐ Electrical Mast: Underground utilities

Roof (Continued)

16. ☐☐☒ Gutters: Plastic: (GUTTERS & MULTIPLE DOWNSPOUTS DRAIN ONTO LOWER ROOF: WILL WEAR OUT THESE SECTIONS FASTER THAN REST) Recommend capping gutter ends and/or running downspouts along the roof line so it drains directly into a lower gutter system below it as and where needed by a qualified professional. (FOAM GUTTER GUARDS ARE FULL OF DEBRIS & REQUIRE ONGOING MAINTENANCE) The porous foam frequently traps roof granules and fine debris and eventually clogs, causing water to overflow. Recommend regular monitoring and regular removal/cleaning of the foam inserts to ensure proper gutter drainage by a qualified professional.



Exterior Surface and Components

The purpose of the exterior surfaces is to shed water and protect the structure and interior finishes from damage caused by moisture and or external elements.

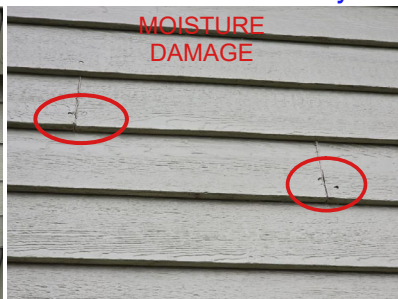
We will walk around the accessible areas of the building examining a representative sampling (spot check) of the exterior finishes and details for condition, function, and general state of repair. Our examination includes visible primary exterior cladding, trim, fascia, soffits, doors, windows, flashing, exterior electrical and and plumbing.

Screening, shutters, awnings or similar seasonal accessories are typically not inspected, but may be commented on as a courtesy to the client but are not an official part of this report. This report does not include an assessment of environmental conditions.

A N I M C

Entire Dwelling Exterior Surface

1. ☐☐☒ Siding Type: Composite Materials: (SIDING NEEDS ATTENTION) Some examples of observations noted during the inspection include: 1) LOCALIZED MOISTURE DAMAGE: PUFFING, SWELLING, DETERIORATION. 2) GROUND CLEARANCE TO HARDSCAPES NOT SUFFICIENT. 3) SIDING OVERHANG WOOD NOT PAINTED. 4) GAPS BETWEEN JOINTS. 5) NICKS, CUTS WITH DETERIORATED & MOISTURE DAMAGED SECTIONS. 6) VEGETATION & TREES TOO CLOSE TO SIDING. 7) SIDING HOLES TO FILL AROUND PIPES, FASTENER HOLES, ETC. | RECOMMENDATION: Further evaluation, repair, and/or replacement of siding and sections as and where needed by a qualified professional. NOTE: There may be hidden damage.



Exterior Surface and Components (Continued)

Siding Type: (continued)



2. ☐ ☐ ☒ ☐ Trim: Wood: (TRIM NEEDS UPDATED SEALANT & PAINT IN SPOTS) Recommend applying a good quality paint and sealant as and where needed by a qualified professional. (HORIZONTAL TRIM) needs to be maintained more frequently than other styles. Recommend install installing metal flashing to protect the trim by a qualified professional.



3. ☐ ☐ ☒ ☐ Fascia: Wood: (FASCIA NEEDS GENERAL MAINTENANCE) Some examples of observations include: 1) MOISTURE STAINS BEHIND GUTTERS. 2) EXPOSED SECTIONS NEED TOUCHUP. 3) COMPLETELY UNPAINTED SECTIONS, ETC. | RECOMMENDATION: Further evaluation and repair as and where needed by a qualified professional.



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Exterior Surface and Components (Continued)

4. ☐☐☒☐ Soffits: Wood: (GAPS IN THE SOFFITS) Recommend these be sealed to prevent insects or other pests from accessing the attic space as and where needed by a qualified professional.



5. ☒☐☐☐ Door Bell: Hard wired
6. ☐☐☒☐ Entry Doors: Wood, Vinyl Slider: (DOOR & TRIM TOUCHUP) One or more of the exterior doors appears to be in need of some updated paint, stain, and/or sealant for added protection. This should ALWAYS include the door trim and threshold as and where needed by a qualified professional. (WEATHER STRIPPING IS MISSING OR DAMAGED) Recommend replacement and/or adding new weather stripping as and where needed by a qualified professional.



7. ☐☐☒☐ Exterior Lighting: Surface mount: (ONE OR MORE LIGHTS NOT COMING ON WITH CONTROLS: MAY BE CONTROLLED BY A PHOTOCELL OR BURNED OUT BULB) Recommend that these fixtures all be checked before closing to make sure the lights are working properly as and where needed by a qualified professional.



8. ☐☐☒☐ Exterior Electric Outlets: 120 VAC GFCI: (NO GFCI PROTECTION FOR ONE OR MORE OUTLETS, LOOSE FIXTURE) We recommend that GFCI protection be installed properly & securely in this area for an increased margin of safety by a competent, licensed electrician.

Exterior Surface and Components (Continued)

Exterior Electric Outlets: (continued)



9. ☐☐☒☐ Hose Bibs: Rotary: (ONE OR MORE HOSE BIBS TRIM NEED UPDATED PAINT & SEALANT: INCLUDE ANY IMPROPERLY PENETRATED FASTENERS) Recommend painting and sealing as and where needed. (NOT SECURED OR ATTACHED PROPERLY) Recommend attaching and securing the hose bib to the side of the home in an approved manner as needed by a qualified professional. (ONE OR MORE HOSE BIBS ARE NOT FROST FREE: CAN POTENTIALLY FREEZE IN WINTER & CAUSE DAMAGE) Recommend installing frost-free hose bibs as and where needed by a qualified professional.



10. ☐☐☒☐ Downspouts: Aluminum: (ONE OR MORE DOWNSPOUTS DRAIN NEAR THE HOME, MISSING ELBOWS) Recommend installing elbows and adding leaders so as to direct water at least 6 feet away from the foundation wherever possible. (DOWNSPOUT STRAPS MISSING, DAMAGED, OR NOT SECURELY ATTACHED) Recommend properly attaching the downspouts securely to the home as and where needed by a qualified professional.



11. ☐☐☒☐ Leader/Extension: Mixture of materials: (CAP, SEAL, OR INSERT FULLY) Recommend capping or sealing any exposed downspout drain lines or leaders to positively control water and prevent debris from entering pipe & extending the downspouts so they are inserted well into the underground drain lines as/if and where needed by a qualified professional.

Exterior Surface and Components (Continued)

Leader/Extension: (continued)



12. ☒ ☐ ☐ ☐ Electric Meter: Exterior Left



13. ☐ ☐ ☒ ☐ Gas Meter: Exterior Left: **(PAINT RUSTED FUEL LINES)** Recommend removing any rust and painting with rust inhibitive paint as/where needed by a qualified professional. This should include all gas fixtures and areas of the home (crawspace, etc).



14. ☒ ☐ ☐ ☐ Water Meter: Front of home

15. ☐ ☐ ☒ ☐ Dryer Vent: Plastic: **(DRYER VENT IS DIRTY, DAMAGED, AND FLAPPERS PAINTED OVER)** Recommend replacement by a qualified professional and cleaning the dryer vent regularly.



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Exterior Surface and Components (Continued)

16. ☐☐☒☐ Side Vent: Plastic, Metal: (FLAPPER VENTS SHOULD NOT BE PAINTED OVER: CAN BECOME FUSED OR DECREASE FUNCTIONALITY) Recommend repair or replacement as and where needed by a qualified professional.



17. ☐☐☒☐ Windows Aluminum: (ONE OR MORE WINDOWS ARE MISSING FLASHING) Recommend installing flashing and sealing with a good quality sealant by a qualified professional and maintaining to prevent moisture damage. (MOST OF THE WINDOWS ARE MISSING SCREENS) Recommend installing window screens as and where needed to prevent insects or pests from entering the home when the windows are open. (ONE OR MORE WINDOWS APPEAR TO HAVE BREACHED SEALS) This is a failure of the seal between the two pieces of glass and is more of a cosmetic consideration than a functional one as it does not greatly affect the thermal insulation value of the window unit. There is no simple fix for this condition and cleaning the "fog" or condensation, short of replacing the entire glazing unit.



Garage/Carport

A representative sample (spot check) of the garage components were inspected. Storage shelves and removable items are not typically inspected, but may be commented on as a courtesy to the client.

A N I M C

Attached Garage _____

1. Type of Structure: Attached Car Spaces: 3

2. ☐☐☒☐ Garage Doors: Metal: (GARAGE DOOR ISN'T SEALED COMPLETELY TO FLOOR AND/OR FRAMING HAS VISIBLE GAPS) Recommend adjusting or replacing the seal to keep out unwanted pests as needed by a qualified professional.

Garage/Carport (Continued)

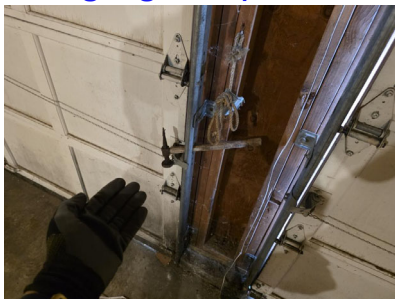
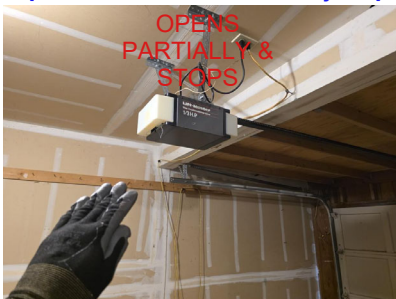
Garage Doors: (continued)



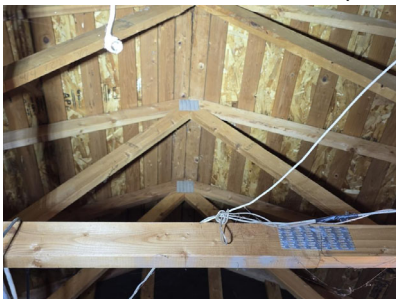
3. ☒ ☐ ☐ ☐ Door Operation: Mechanized & Manual: (MANUAL RELEASE IS LOCKED OR NOT FUNCTIONAL) The door can still be opened. Recommend inquiring with sellers for the key or removing as needed.



4. ☐ ☐ ☒ ☐ Door Opener: Lift Master, Genie: (GARAGE DOOR OPENERS ARE NOT FUNCTIONAL) One of the garage door openers was not responsive to any controls. The other unit had a hammer inserted in the track but would still only partially open and stop even after removing the hammer. Recommend further evaluation and repair or replacement as needed by a qualified garage door professional.



5. ☒ ☐ ☐ ☐ Roof Structure: Field Truss (Stick Built)



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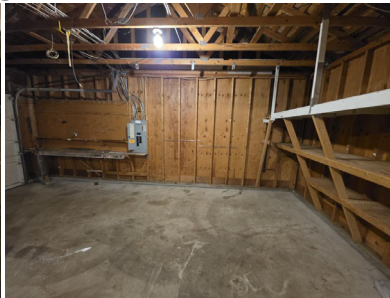
Garage/Carport (Continued)

6. ☐☐☒☐ Occupant Door: Wood: (DOOR DOESN'T AUTO-CLOSE & MISSING DEAD BOLT) We recommend adjusting the hinges for the door to FULLY auto-close properly & installing a dead bolt for added safety by a qualified professional.
(THRESHOLD PLATE NOT SUPPORTED) this can be a trip hazard and break down. Recommend adding support under the threshold as needed by a qualified professional.



7. ☐☐☒☐ Steps: Wood: (WOOD STEP OR LANDING IS LOOSE) Recommend securing this properly to prevent potentials falls or trips by a qualified professional.

8. ☒☐☐☐ Walls: Drywall, Exposed Framing



9. ☒☐☐☐ Ceilings: Drywall, Exposed Skip Sheathing



10. ☐☐☒☐ Floor/Foundation: Poured slab: (EVIDENCED OF RODENT ACTIVITY: FECES) The first step in eliminating rodents from the house is to seal all possible openings. We recommend obtaining the advice and services of a competent, licensed Pest Control Operator.



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Garage/Carport (Continued)

11. ☐☐☒☐ Electrical: 120 VAC: (EXTENSION CORDS USED AS PERMANANT WIRING) We recommend removal of all permanently installed extension cord wiring and replacement with appropriate wiring as and where needed by a qualified electrician.
(UNGROUND, RECOMMEND GFCI) For maximum personal safety, all kitchen, bathroom, garage, and exterior receptacles should be upgraded with Ground Fault Interrupt protection by a licensed electrician.



Electrical

Electrical systems consist of supply and distribution wiring, controls, and devices necessary to provide for safe and convenient use of electric power.

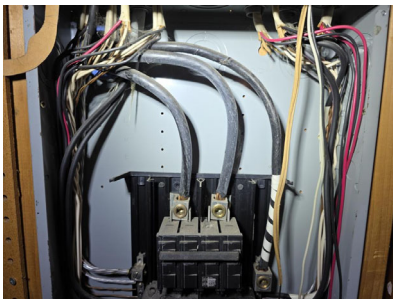
We will operate a representative sample (spot check) of outlets, switches and fixtures during the inspection. Subject to accessibility, we will remove the protective cover on the distribution panels so we can evaluate the condition of the components and the workmanship employed.

We inspect the visible portions of the service entrance and the system grounding. During our inspection we are alert for signs of Do-It-Yourself wiring that is not up to current standards. The inspection does not include remote control devices, alarm systems, low voltage wiring systems and components, generator panels and related wiring, and other components which are not part of the primary electrical power distribution system.

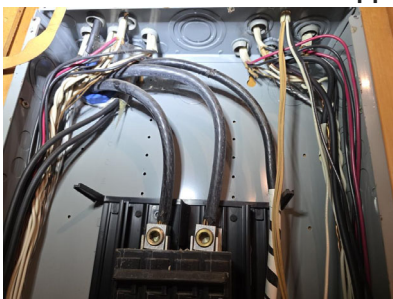
A N I M C

1. Service Size Amps: 200 Volts: 240 VAC

2. ☒☐☐☐ Service: Aluminum



3. ☒☐☐☐ 120 VAC Branch Circuits: Copper



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Electrical (Continued)

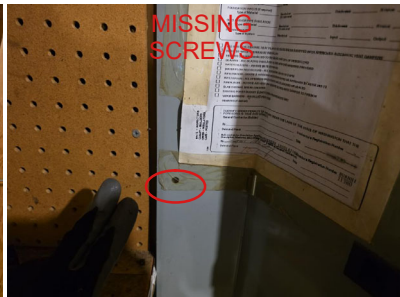
4. ☒ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☒ ☐ ☐ ☐ Conductor Type: Romex
6. ☒ ☐ ☐ ☐ GFCI: At GFCI receptacles only
7. ☒ ☐ ☐ ☐ AFCI: Not Present: (AGFI UPGRADE RECOMMENDATION) The home was built prior to the adoption of AFCI requirements in the National Electrical Code (approx. 2002). The absence of AFCIs is standard for the age of the home and is not considered a code violation. As a modern safety enhancement, the client should consider having a Licensed Electrical Contractor upgrade the applicable branch circuits (especially those supplying bedrooms and living areas) to AFCI protection to meet current safety standards.



8. ☒ ☐ ☐ ☐ Ground: Plumbing and rod in ground.

Garage Electric Panel

9. ☐ ☐ ☒ ☐ Manufacturer: Siemens: (MISSING OR IMPROPER COVER SCREWS) Recommend these be replaced as and where needed by a qualified professional.
(MISSING PERMIT STICKERS: ONLY INSPECTION NOTICE PRESENT) Recommend inquiring with the seller and/or the city to ensure that all electrical permit inspections have been completed as required for the certificate of occupancy.



10. Max Capacity: 200 Amps

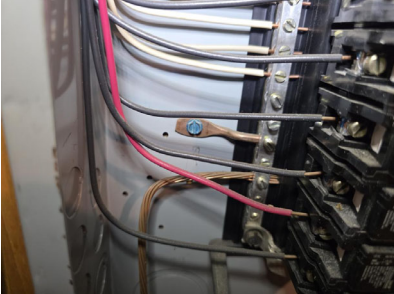
11. ☒ ☐ ☐ ☐ Main Breaker Size: 200 Amps

12. ☒ ☐ ☐ ☐ Breakers: CU/AL



Electrical (Continued)

13. Is the panel bonded? ☒ Yes ☐ No



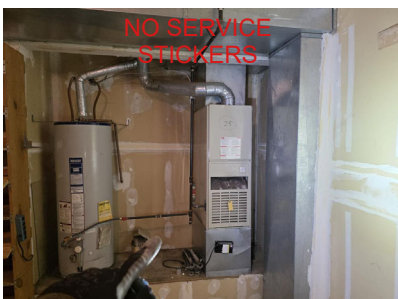
Heating System

The heating system consists of those components installed in the home for the purpose of maintaining the temperature of the interior at a controlled level. Our examination of the heating system will include a visual check of the condition and operation of the heat source as well as the means of distribution. We will activate the thermostats and observe the response of the system. If the system has a centrally controlled source, we will open panels which would normally be used by a homeowner and observe the visible condition and operation of the heating plant, its fuel supply, and its exhaust venting system. All central heating system require regular maintenance. To keep them running efficiently and safely for their expected service life, we recommend that all central heating systems be serviced, evaluated, and tuned on a yearly basis by a qualified professional.

A N I M C

Garage Heating System

1. ☐ ☐ ☐ ☒ Heating System Operation: Appears functional, Recommend Immediate Servicing: **(RECOMMEND IMMEDIATE SERVICING: NO SERVICE STICKERS PRESENT, EVIDENCE OF BACKDRAFTING)** Some examples of observations noted at the time of inspection include: **1) EVIDENCE OF FLUE GAS SPILLAGE (WHITE MINERAL DEPOSITS, BACKDRAFTING) AND CORROSIVE CONDENSATE LEAKAGE WAS OBSERVED WITHIN AND BELOW THE FURNACE CABINET. 2) IN USE BEYOND STATED DESIGN LIFE, ETC. | RECOMMENDATION:** The central heating system should undergo a **FULL** service evaluation and system safety check-up by a qualified technician **TO INCLUDE** the ductwork and flue pipes immediately. We recommend that you look online for a reputable HVAC company, as any potential CO spillage or leakage into a Living Space is a concern. **(FURNACE IN USE BEYOND STATED DESIGN LIFE)** The furnace was manufactured in 1990 and is operating well beyond its typical 15 to 20-year design life. Units of this age are prone to sudden mechanical failure and hidden heat exchanger cracks. Recommend budgeting for system replacement and having a qualified HVAC contractor fully evaluate the unit for safety prior to the close of escrow.



Heating System (Continued)

2. Manufacturer: Carrier



3. Type: Forced air Capacity: Undetermined

4. Area Served: Whole building Approximate Age: 1990

5. Fuel Type: Natural gas

6. ☐☐☒ Filter: Disposable: (DIRTY FILTER & DOUBLE FILTERING AT MULTIPLE RETURN GRILLS) "Double filtering" severely restricts airflow and can overheat or damage the HVAC system. Recommend replacing the dirty furnace filter, completely removing the redundant return grille filters, and maintaining only a single filter location by a qualified HVAC professional.



7. ☒☐☐ Heat Exchanger: Sealed unit

8. Unable to Inspect: 100%

9. ☐☐☒ Distribution: Metal & Insulated Flex Duct: (RODENT ACTIVITY VISIBLE, COMPROMISED DUCTWORK, DIRTY: EVAL & REMEDIATE) Recommend further evaluation, replacement and remediation as needed by a qualified crawlspace & HVAC professional. We recommend that all rodent infested or damaged duct work be replaced as and where needed by a qualified professional, as well as ensuring that ALL the duct work in the home is cleaned, sanitized, and free of any rodent feces or urine.



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Heating System (Continued)

10. ☐☐☒☐ Flue Pipe: Single wall and double walled. (RECOMMEND REPLACEMENT) See roof section/Flue Pipe for additional photos and info.



11. ☒☐☐☐ Thermostats: Programmable: (HEATING NOT TESTED: BACKDRAFTING, RODENTS) The heating system was not tested due to excessive CO crystals, compromised ductwork, and visible rodent activity within the ductwork and under multiple registers in the home. PLEASE SEE DISTRIBUTION SECTION.



12. Tank Location: N/A

Fireplace/Wood Stove

Components shared by most types of fireplaces include the interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, and damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter. Accessible fireplace components are visually inspected for signs of significant malfunction, excessive or unusual wear and general state of repair. However, portions of a standard fireplace configuration are always, by their nature and location, inaccessible for a home inspection. A standard home inspection does not include actual operation of the fireplace/wood stove. Thus, we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard. We strongly advise that all chimneys and flues associated with this equipment be cleaned and inspected regularly by a professional chimney sweep.

A N I M C

Living Room Fireplace

1. ☐☐☒☐ Fireplace Construction: Brick: (RECOMMEND SERVICING BEFORE FIRST TIME USE AS WE DO NOT TEST WOOD BURNING UNITS: CRACKED REFRACTORY PANEL) Recommend having the fireplace serviced by a qualified professional before using for the first time. This should also include checking the firebox material and the chimney flue, which is not part of the home inspection process and the Standards of Practice.

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Fireplace/Wood Stove (Continued)

Fireplace Construction: (continued)



2. Type: Wood burning

3. ☒ ☐ ☐ ☐ Damper: Metal



4. ☒ ☐ ☐ ☐ Hearth: Flush mounted: (HEARTH MATERIAL OR MORTAR HAS COSMETIC DAMAGE) We will always recommend repair for a better appearance, however, this would be considered optional.



Bathroom

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes dryer; Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, ETC, due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosure are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

A N I M C

1st Floor Hall Bathroom

1. ☒ ☐ ☐ ☐ Ceiling: Drywall

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Bathroom (Continued)

2. ☒ ☐ ☐ ☐ Walls: Drywall



3. ☒ ☐ ☐ ☐ Floor: Laminate



4. ☐ ☐ ☒ ☐ Doors: Wood: (MISSING DOOR/HINGE PIN STOPS: MOSTLY THROUGHOUT) Recommend installing these as and where needed by a qualified professional to help preserve the wall finish and doors.



5. ☒ ☐ ☐ ☐ Electrical: 120 VAC GFCI & Lighting Circuits: (THIS IS YOUR MAIN BATHROOM GFCI CONTROL) If you lose power in any of the other bathroom outlets, check this GFCI to reset.



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Bathroom (Continued)

6. ☐☐☒☐ Counter/Cabinet: Laminate, Wood: (CABINET DOOR HITS SOMETHING) Recommend adding a silicone bumper to help reduce or prevent damage to the walls or cabinets.



7. ☐☐☒☐ Sink/Basin: Molded Single Bowl

8. ☐☐☒☐ Fixtures/Traps: Fixtures with a PVC trap



9. ☒☐☐☐ Toilets: Floor mounted

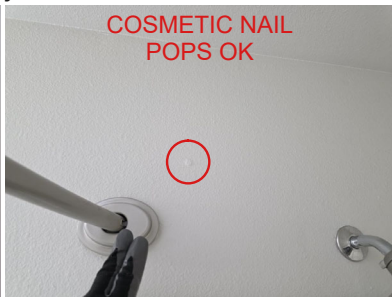
10. ☒☐☐☐ HVAC Source: Heating system register



11. ☒☐☐☐ Ventilation: Electric ventilation fan
2nd Floor Hall Bathroom

12. ☒☐☐☐ Ceiling: Drywall

13. ☒☐☐☐ Walls: Drywall: (NAIL POPS, COSMETIC) Any protruding nails can be reset and the areas then prepped and refinished to restore the integrity of the surface as needed.



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Bathroom (Continued)

14. ☒ ☐ ☐ ☐ Floor: Laminate



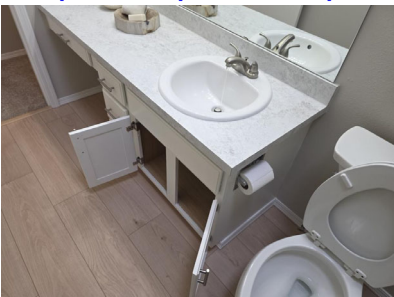
15. ☒ ☐ ☐ ☐ Doors: Wood: (NOTES: MISSING EFFECTIVE DOOR STOPS) See doorstop notes in other sections. Recommend installing to protect walls and doors.

16. ☒ ☐ ☐ ☐ Windows: Skylight



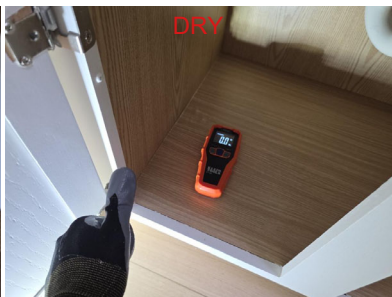
17. ☒ ☐ ☐ ☐ Electrical: 120 VAC GFCI

18. ☐ ☐ ☒ ☐ Counter/Cabinet: Laminate & Wood: (CABINET DOOR HITS SOMETHING) Recommend adding a silicone bumper to help reduce or prevent damage to the walls, mirror, or cabinets.



19. ☒ ☐ ☐ ☐ Sink/Basin: Molded Single Bowl

20. ☐ ☐ ☒ ☐ Fixtures/Traps: Fixtures with a PVC trap: (SIGNS OF A PAST OR INTERMITTENT LEAK: CABINETS SHOW MOISTURE DAMAGE) *CABINETS WERE DRY* Recommend monitoring this area over time for visible leaks or moisture and consulting with a licensed plumber for further evaluation and repair as/if needed. There may be hidden damage.



Bathroom (Continued)

21. ☐☐☒☐ Tub/Surround: Fiberglass tub: (TUB SURROUND NEEDS MAINTENANCE: *FLOORS DRY AT INSPECTION*)

Some examples of observations noted during the inspection include: 1) SHOWER DIVERTER IS NOT DIVERTING FULLY. 2) SHOWER HEAD IS LEAKING. 3) MILDEW STAINS BEHIND HANDLE, ETC. | RECOMMENDATION: Further evaluation and repair or replacement of components as needed by a qualified professional. There may be hidden damage.



22. ☐☐☒☐ Toilets: Floor mounted: (TOILET LOOSE AT BASE: FLOORS DRY) We recommend further evaluation and repair as needed by replacing the wax ring and properly securing the toilet to the floor with flange bolts and applying silicone around the base by a qualified professional. Floors were dry at time of inspection. There may be hidden damage.



23. ☒☐☐☐ HVAC Source: Heating system register

24. ☐☐☒☐ Ventilation: Electric ventilation fan: (BATHROOM FAN NOISY) Recommend repair or replacement as needed by a qualified professional. Here is a link for a couple of ways to try to fix it without replacing it.
<https://removeandreplace.com/2017/03/10/noisy-bathroom-exhaust-fan-how-to-easily-fix-without-replacing/>



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Bathroom (Continued)

Primary Bathroom

25. ☒ ☐ ☐ ☐ Ceiling: Drywall

26. ☒ ☐ ☐ ☐ Walls: Drywall



27. ☒ ☐ ☐ ☐ Floor: Tile



28. ☐ ☐ ☒ ☐ Doors: Wood: (DOES NOT LATCH PROPERLY) Recommend repair or adjustment as needed to restore full operation and smooth functionality by a qualified professional.



29. ☐ ☐ ☒ ☐ Windows: Aluminum: (ONE OR MORE SCREENS ARE DAMAGED) Recommend repairing and/or replacing damaged windows screens as/where needed to keep pests from entering whenever the windows are open.



30. ☒ ☐ ☐ ☐ Electrical: 120 VAC GFCI

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Bathroom (Continued)

31. ☐☐☒☐ Counter/Cabinet: Laminate & Wood: (CABINET DOOR HITS SOMETHING) Recommend adding a silicone bumper to help reduce or prevent damage to the walls or cabinets. (MIRRORS ARE DETERIORATING) You may want to eventually replace or upgrade them as you feel the need to do so.



32. ☒☐☐☐ Sink/Basin: Molded single bowl x2

33. ☐☐☒☐ Fixtures/Traps: Fixtures with a PVC trap: (SIGNS OF A PAST OR INTERMITTENT LEAK: CABINETS SHOW MOISTURE STAINS, DRY AT INSPECTION) Recommend monitoring this area over time for visible leaks or moisture and consulting with a licensed plumber for further evaluation and repair as/if needed. There may be hidden damage.



34. ☐☐☒☐ Tub/Surround: Fiberglass Tub & Surround: (CAULK, GROUT, OR SEAL THE SURROUND) We recommend inspecting and sealing any/all areas in and outside of the shower that might need sealant as needed by a qualified professional.



35. ☐☐☒☐ Shower/Surround: Fiberglass Pan & Tile Surround : (SURROUND NEEDS ATTENTION) Some examples of observations noted during the inspection include: 1) SURROUND NEEDS UPDATED CAULK & SEALANT IN SPOTS. 2) SHOWER ESCUTCHEON IS NOT SEALED. 3) MILDEW STAINS, ETC. | RECOMMENDATION: Further evaluation and repair as needed by a qualified professional.

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Bathroom (Continued)

Shower/Surround: (continued)



36. ☐☐☒☐ Toilets: Floor mounted: (NEEDS FLUSH KIT: WATER KEEPS RUNNING) Recommend further evaluation and repair or replacement of the flapper and/or complete flush kit by a qualified professional.



37. ☒☐☐☐ HVAC Source: Heating system register

38. ☒☐☐☐ Ventilation: Electric ventilation fan

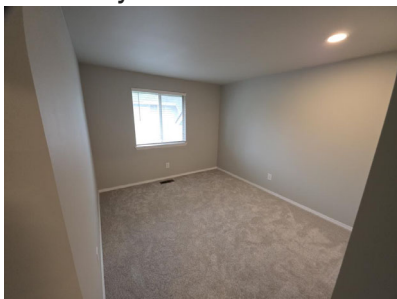
Bedroom

For the scope to the bedroom inspection see living space section.

A N I M C

#1 2nd Floor Bedroom

1. ☒☐☐☐ Closet: Double Wide
2. ☒☐☐☐ Ceiling: Drywall
3. ☒☐☐☐ Walls: Drywall



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Bedroom (Continued)

4. ☒ ☐ ☐ ☐ Floor: Carpet



5. ☒ ☐ ☐ ☐ Doors: Wood: (NOTES: MISSING EFFECTIVE DOOR STOPS) See doorstop notes in other sections. Recommend installing to protect walls and doors.

6. ☒ ☐ ☐ ☐ Windows: Aluminum

7. ☒ ☐ ☐ ☐ Electrical: 120 VAC Outlets & Lighting

8. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

#2 2nd Floor Bedroom

9. ☒ ☐ ☐ ☐ Closet: Double Wide

10. ☒ ☐ ☐ ☐ Ceiling: Drywall

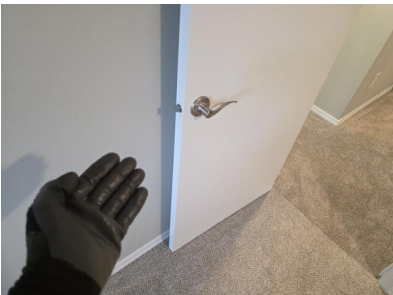
11. ☒ ☐ ☐ ☐ Walls: Drywall



12. ☒ ☐ ☐ ☐ Floor: Carpet



13. ☒ ☐ ☐ ☐ Doors: Wood



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Bedroom (Continued)

14. ☒ ☐ ☐ ☐ Windows: Aluminum
15. ☒ ☐ ☐ ☐ Electrical: 120 VAC Outlets & Lighting
16. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

Primary Bedroom

17. ☒ ☐ ☐ ☐ Closet: Walk In: (NOTES: MISSING EFFECTIVE DOOR STOPS) See doorstop notes in other sections.
Recommend installing to protect walls and doors.



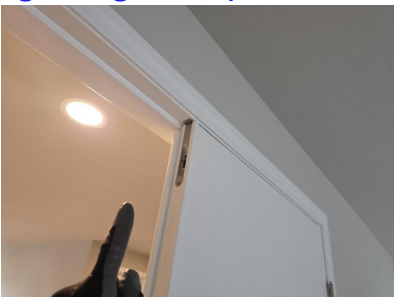
18. ☒ ☐ ☐ ☐ Ceiling: Drywall
19. ☒ ☐ ☐ ☐ Walls: Drywall



20. ☒ ☐ ☐ ☐ Floor: Carpet: (FLOOR SQUEAKS, DOES NOT APPEAR INDICATIVE OF STRUCTURAL WEAKNESS) Recommend repair as and where needed through additional mechanical fastening (screwing) of the subfloor to the floor joists by a qualified professional.



21. ☐ ☐ ☒ ☐ Doors: Wood, French Doors: (FRENCH DOOR TOP BOLTS, SPACE AT TOP ALLOWS RATTLING) Recommend tightening these up as needed with a silicone bumper by a qualified professional.



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Bedroom (Continued)

22. ☒ ☐ ☐ ☐ Windows: Aluminum: (NOTES: MISSING SCREENS) Mentioned in Exterior Window notes.



23. ☒ ☐ ☐ ☐ Electrical: 120 VAC Outlets & Lighting

24. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

#3 2nd Floor Bedroom

25. ☒ ☐ ☐ ☐ Closet: Double Wide

26. ☒ ☐ ☐ ☐ Ceiling: Drywall

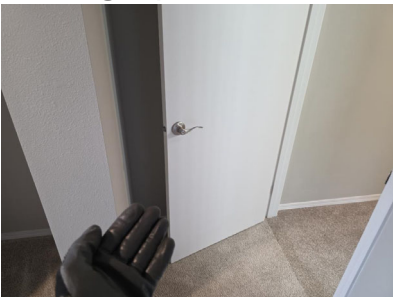
27. ☒ ☐ ☐ ☐ Walls: Drywall



28. ☒ ☐ ☐ ☐ Floor: Carpet: (FLOOR SQUEAKS & DEFLECTION: NOT INDICATIVE OF STRUCTURAL WEAKNESS) In most cases these can be eliminated with additional mechanical fastening (screwing) of the subfloor to the floor joists. The repairs are easily performed in conjunction with floor covering replacement.



29. ☒ ☐ ☐ ☐ Doors: Wood: (NOTES: MISSING EFFECTIVE DOOR STOPS) See doorstop notes in other sections. Recommend installing to protect walls and doors.



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Bedroom (Continued)

30. ☒☐☐☐ Windows: Aluminum: (NOTES: MISSING SCREENS) Mentioned in Exterior Window notes.



31. ☒☐☐☐ Electrical: 120 VAC Outlets & Lighting
32. ☒☐☐☐ HVAC Source: Heating system register

Kitchen

Appliances are subjected to quick run tests to try to confirm basic function, comprehensive testing is not done. Dishwashers, trash compactors and other appliances are not run full cycles. Thermostats, timers and other specialized features and controls are not tested. The temperature calibration, effectiveness, efficiency, and overall performance of appliances is outside the scope of a standard property inspection. Also, see the living space scope of inspection.

A N I M C

1st Floor Kitchen & Dining Kitchen

1. ☐☐☒☐ Cooking Appliances: Gas Cooktop & Oven: (NO ANTI-TIP DEVICE: SAFETY HAZARD FOR SMALL CHILDREN & ELDERLY) Recommend installing this to bring the range/cook top up to present day safety standards.



2. ☒☐☐☐ Ventilator: External Vent



Kitchen (Continued)

3. ☐☐☒☐ Disposal: Insinkerator: (MISSING CAP, OPEN PORT) The dishwasher inlet port on the side of the disposal is open and uncapped. We recommend a licensed and COMPETENT plumber install a proper cap over the open inlet port to prevent potential water damage.



4. ☐☐☒☐ Dishwasher: Built-In: (NOT SECURED TO CABINETRY, LOOSE) Recommend attaching the unit properly according to manufacturer's instructions by a qualified professional.



5. ☐☐☒☐ Air Gap: Improper Install: (IMPROPER INSTALL) See Plumbing/Fixtures notes.

6. ☐☐☒☐ Refrigerator: Stacked Freezer/Frigrator: (NO ICE IN ICE MAKER: MAY BE TURNED OFF) Recommend checking this before closing and having the seller demonstrate functionality. If the unit still doesn't work, recommend further evaluation and repair as needed by a qualified professional.



7. ☒☐☒☐ Sink: Stainless Steel 1 compartment: (HOT & COLD ARE REVERSED) Recommend switching the flex lines under the sink as needed by a qualified professional. (WATER TEMP IS LOW AT 101 DEGREES) Recommend servicing the water heater or replacing as needed by a qualified professional.



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Kitchen (Continued)

8. ☐☐☒☐ Electrical: 120 VAC GFCI: (MISSING OR DAMAGED COVER PLATE) Recommend replacing any damaged or missing cover plates as and where needed by a qualified electrician.



9. ☐☐☒☐ Plumbing/Fixtures: Fixtures with a PVC trap: (PLUMBING FIXTURES & AIR GAP NEED ATTENTION: IMPROPER INSTALL & OPEN DRAIN LINES) Some examples of observations noted include: 1) DRAIN LINES ARE IMPROPERLY INSTALLED, ABANDONED, AND OPEN. 2) SIGNS OF PAST LEAK & MOISTURE DAMAGE. 3) DRAIN LINES ACTIVELY LEAKING THROUGH IMPROPER INSTALLED AIR GAP, ETC. | RECOMMENDATION: Further evaluation and repair, adjustment, or replacement as needed by a licensed and COMPETENT plumber. There may be hidden damage.



10. ☒☐☐☐ Counter Tops: Laminate



11. ☐☐☒☐ Cabinets: Wood



12. ☒☐☐☐ Ceiling: Drywall

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Kitchen (Continued)

13. ☒ ☐ ☐ ☐ Walls: Drywall



14. ☒ ☐ ☐ ☐ Floor: Laminate



15. ☐ ☐ ☒ ☐ Doors: Wood, Exterior slider: (DOORS ARE MISSING HARDWARE: BOTTOM GUIDES) Recommend installing these by a qualified professional to restore smooth operation to the doors.



16. ☒ ☐ ☐ ☐ Windows: Aluminum: (NOTES: MISSING SCREENS) Mentioned in Exterior Window notes.

17. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

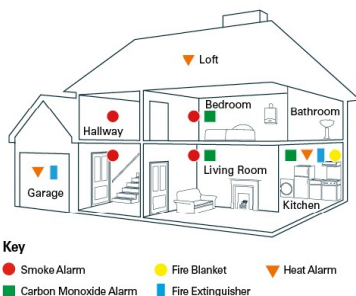
Living Space

Our examination of the interior and its components will include opening and closing every operable and unobstructed door and a representative sample of windows, where the window is not covered with curtains or a blind. In addition, we operate light switches and check readily accessible electrical receptacles. where possible, we flush all toilets, run all wash basins, bathtubs, and showers, and check kitchen sinks. We also check for the presence and operation of a permanently installed source of heat and/or cooling in each habitable room.

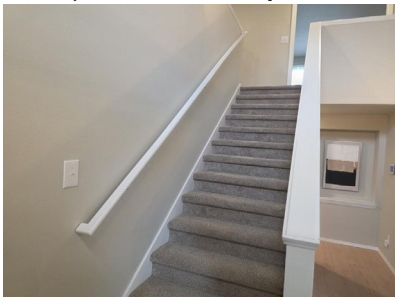
Typical drywall flaws and cracks due to wear and tear, settlement, original finishing, or shrinkage of building materials are not reported. It is best to patch these cosmetic flaws prior to major repainting in order to blend in the area with surrounding finish. Furniture, storage, appliances, wall hangings and ceiling or lighting tiles/panels are not removed to perform the inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not typically inspected.

A N I M C

- ☐☐☒☐ **Smoke & Carbon Detectors: Missing In Some Locations: (MISSING DETECTORS)** Smoke and/or CO detectors were missing from one or more areas where they are now required by present day industry standards. We recommend installing proper smoke detectors in all locations as and where required by present standards and local custom.
(TESTING) We recommend testing the detectors monthly and replacing them with fresh batteries every six months to one year to ensure proper operation and reliability in an emergency.
(REPLACEMENT) It is recommended that you replace all Smoke and Carbon Monoxide detectors every 5-10 years or per the manufacturer's instructions.



- ☒☐☐☐ **Stairs/Handrails: Carpeted wood stairs, wood handrails**



Entry, Living Room Living Space

- ☒☐☐☐ **Ceiling: Drywall**

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Living Space (Continued)

4. ☒ ☐ ☐ ☐ Walls: Drywall



5. ☒ ☐ ☐ ☐ Floor: Laminate



6. ☒ ☐ ☐ ☐ Doors: Wood, Exterior solid

7. ☒ ☐ ☐ ☐ Windows: Aluminum: (UNKNOWN IF BREACHED SEALS) We were not able to determine if any double glazed units had breached seals. We recommend cleaning the windows, then viewing them at different times under differing weather conditions, or inquiry of the present occupants as to whether they have noticed symptoms of breached seals. Breached seals are mostly a cosmetic nuisance, the windows could be replaced if desired.

8. ☐ ☐ ☒ ☐ Electrical: 120 VAC & Lighting: (EXTENSION CORDS USED AS PERMANANT WIRING) We recommend removal of all permanently installed extension cord wiring and replacement with appropriate wiring as and where needed by a qualified electrician.



9. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

Dining Room Living Space

10. ☒ ☐ ☐ ☐ Closet: Walk in

11. ☒ ☐ ☐ ☐ Ceiling: Drywall

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Living Space (Continued)

12. ☒☐☐☐ Walls: Drywall



13. ☒☐☐☐ Floor: Laminate



14. ☒☐☐☐ Windows: Aluminum: (MISSING SCREENS) Mentioned in Exterior Window notes.

15. ☒☐☐☐ Electrical: 120 VAC & Lighting Circuits

16. ☒☐☐☐ HVAC Source: Heating system register

1st Floor Hall Living Space

17. ☐☐☒☐ Closet: Double Wide: (DOOR GUIDE HARDWARE: BOTTOM FLOOR GUIDES) We recommend repair, replacement, or installing as needed by a qualified professional to restore proper door operation.



18. ☒☐☐☐ Ceiling: Drywall

19. ☒☐☐☐ Walls: Drywall



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Living Space (Continued)

20. ☒ ☐ ☐ ☐ Floor: Laminate



21. ☒ ☐ ☐ ☐ Doors: Wood

22. ☒ ☐ ☐ ☐ Electrical: 120 VAC & Lighting Circuits

Family Room Living Space

23. ☒ ☐ ☐ ☐ Ceiling: Drywall

24. ☒ ☐ ☐ ☐ Walls: Drywall



25. ☒ ☐ ☐ ☐ Floor: Laminate



26. ☐ ☐ ☒ ☐ Windows: Aluminum: (TIGHT, NOT EASY TO OPEN/CLOSE) Recommend further evaluation and repair, adjustment, or replacement as needed by a qualified professional to restore smooth operation to the window.



27. ☒ ☐ ☐ ☐ Electrical: 120 VAC & Lighting Circuits

28. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

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Living Space (Continued)

2nd Floor Hall Living Space

29. ☐☐☒☐ Closet: Double Wide: (DOOR GUIDE HARDWARE: BOTTOM FLOOR GUIDES) We recommend repair, replacement, or installing as needed by a qualified professional to restore proper door operation.

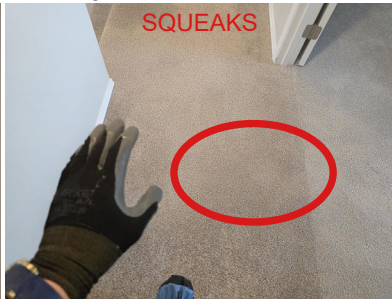
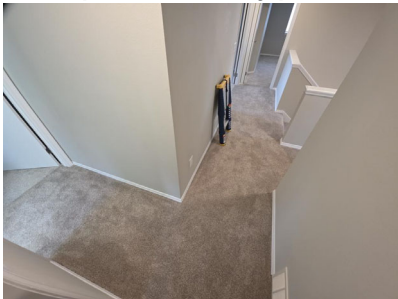


30. ☒☐☐☐ Ceiling: Drywall

31. ☒☐☐☐ Walls: Drywall



32. ☒☐☐☐ Floor: Carpet: (FLOOR SQUEAKS & DEFLECTION: NOT INDICATIVE OF STRUCTURAL WEAKNESS) In most cases these can be eliminated with additional mechanical fastening (screwing) of the subfloor to the floor joists. The repairs are easily performed in conjunction with floor covering replacement.

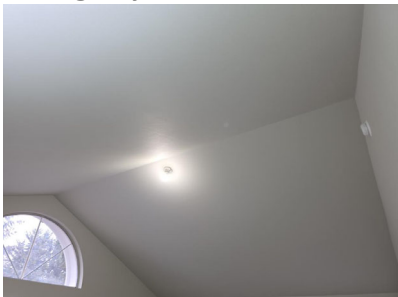


33. ☒☐☐☐ Doors: Wood

34. ☒☐☐☐ Electrical: 120 VAC & Lighting Circuits

Bonus Room Living Space

35. ☒☐☐☐ Ceiling: Drywall



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Living Space (Continued)

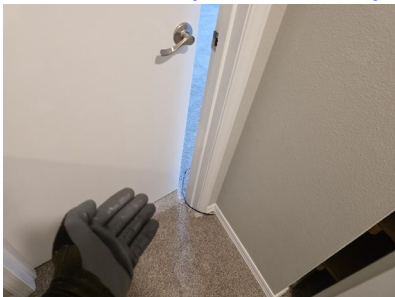
36. ☒ ☐ ☐ ☐ Walls: Drywall



37. ☒ ☐ ☐ ☐ Floor: Carpet: (FLOOR SQUEAKS & DEFLECTION: NOT INDICATIVE OF STRUCTURAL WEAKNESS) In most cases these can be eliminated with additional mechanical fastening (screwing) of the subfloor to the floor joists. The repairs are easily performed in conjunction with floor covering replacement.



38. ☐ ☐ ☒ ☐ Doors: Wood: (RF CABLES RUN THROUGH DOOR FRAME) Recommend rerouting these as needed to restore full functionality to the door by a qualified professional.



39. ☒ ☐ ☐ ☐ Windows: Aluminum: (NOTES: MISSING SCREENS) Mentioned in Exterior Window notes.

40. ☒ ☐ ☐ ☐ Electrical: 120 VAC & Lighting Circuits

41. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

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Laundry Room/Area

The washer and dryer are not tested as these appliances are commonly taken with the seller. Depending on accessibility and visibility we will make all attempt to inspect the plumbing, electrical, and venting.

Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, ETC, due to the possibility of valves leaking or breaking when operated. The inspector does not determine if operability of any gas piping to laundry appliances.

A N I M C

1st Floor Laundry Room/Area

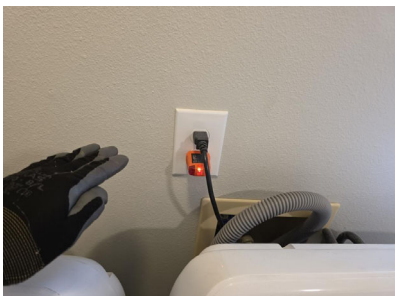
1. ☒ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ Walls: Drywall



3. ☒ ☐ ☐ ☐ Floors: Laminate
4. ☒ ☐ ☐ ☐ Doors: Wood: (NOTES: MISSING EFFECTIVE DOOR STOPS) See doorstop notes in other sections. Recommend installing to protect walls and doors.
5. ☒ ☐ ☐ ☐ Windows: Aluminum Casement: (NOTES: MISSING SCREENS) Mentioned in Exterior Window notes.



6. ☐ ☐ ☒ ☐ Electrical: 120 VAC & Lighting Circuits: (NO GFCI PROTECTION) Recommend GFCI protection be installed for this area for an increased margin of safety by a competent, licensed electrician.



7. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

Laundry Room/Area (Continued)

8. ☐☐☒☐ Ventilation: Electric ventilation fan: (FAN IS DIRTY) We recommend cleaning the fan regularly for better operation.



9. ☒☐☐☐ Washer Hose Bib: Gate



10. ☒☐☐☐ Washer and Dryer Electrical: 120-240 VAC

11. ☐☐☒☐ Dryer Vent: Metal flex: (IMPROPER DRYER EXHAUST DUCT MATERIAL: CORRUGATED, TOO MANY BENDS, TRAPS LINT) Recommend replacement with an approved 4-inch smooth-walled rigid metal ducting by a qualified professional.



12. ☒☐☐☐ Washer Drain: Wall mounted drain

13. ☒☐☐☐ Washer & Dryer: Electric: (BASIC FUNCTION CHECK) We only check the Washer and dryer to make sure it has power and dryer heats. We recommend you test the washer and dryer at final walk through if you need a complete testing of the appliances.
(DRYER VENT) It is recommended that the dryer vent be cleaned each year. If no record we recommend it be cleaned.



Attic

Subject to accessibility, the attic will be examined for signs of past or present moisture penetration, proper ventilation, WDO issues, and construction materials. Insulation & ventilation levels & type are spot checked only. Any estimation of R values or depths are rough average values. Although it's physically impossible to access 100% of most attic spaces, we will make every effort to access and visually inspect as much of it as we can safely fit into. Components hidden under insulation are not inspected. We do not perform destructive testing, and therefore no insulation or vapor barriers will be purposely disturbed. Potentially hazardous materials such as asbestos, mold, and urea formaldehyde foam insulation cannot be positively identified without a detailed inspection and laboratory analysis, and as such, are beyond the scope of the standard home inspection.

A N I M C

Main Attic

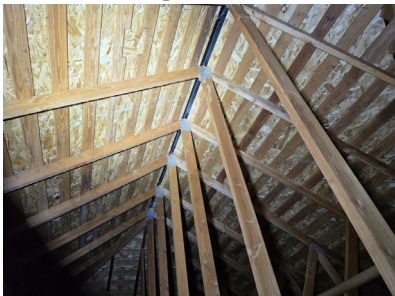
1. Method of Inspection: From the attic access



2. ☒ ☐ ☐ ☐ Unable to Inspect: 40%: Roof line and insulation prevented full access, and we do not move insulation as we want to leave the attic as we found it. Physical and/or visual access to one or more areas of the attic(s) may be limited, such as due to insulation, flooring, framing, ductwork, appliances, low clearance, etc. The home inspection is not a guarantee or warranty against future roof leaks or mold/mildew; the findings related to the roof/attic are based upon visually and physically accessible conditions at the time of the inspection.



3. ☒ ☐ ☐ ☐ Roof Framing: Truss



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Attic (Continued)

4. ☐☐☒☐ Sheathing: OSB over Skip Sheathing: (BEE OR WASP NEST) We recommend removal and/or treatment by a professional pest control operator to reduce the risk of potential personal injury.



5. ☐☐☒☐ Ventilation: Ridge and soffit vents: (BAFFLES NEED ATTENTION: FALLING, INSULATION BLOCKING) Recommend replacing or reattaching falling baffle vents and removing any insulation blocking the soffit vents as and where needed by a qualified professional. (RIDGE VENT FILTER MISSING) Recommend installing a ridge vent filter a qualified roofing contractor to restore proper weather and pest protection.



6. ☒☐☐☐ Insulation: Blown in



7. ☐☐☒☐ Fan & Exhaust Venting: Bathroom: (NOT INSULATED: CONDENSATION & MOISTURE LEAKAGE POTENTIAL) We recommend repair or replacement by a qualified professional as and where needed.



Crawl Space

Subject to accessibility, the crawl space will be examined for signs of past or present moisture penetration, proper ventilation, WDO issues, and construction materials. Insulation & ventilation levels & type are spot checked only. Any estimation of R values or depths are rough average values. Although it's physically impossible to access 100% of some crawl spaces, we will make every effort to access and visually inspect as much of it as we can safely fit into. Components hidden under insulation are not inspected. We do not perform destructive testing, therefore no insulation or vapor barriers will be purposely disturbed. Potentially hazardous materials such as asbestos, mold, and urea formaldehyde foam insulation cannot be positively identified without a detailed inspection and/or laboratory analysis, and as such, are beyond the scope of the standard home inspection.

A N I M C

Main Crawl Space

1. Method of Inspection: In the crawl space



2. ☒☐☐☐ Unable to Inspect: 35%: (UNABLE TO INSPECT ENTIRE CRAWLSPACE) We did not get to inspect some parts of the crawl space due to insulation, pipes, vents, foundation, and in some cases low clearance issues.

3. ☐☐☒☐ Access: Wood door: (RECOMMEND ADDING A HANDLE FOR EASY ACCESS) The access door is sealed with flimsy trim and is missing insulation underneath. Recommend installing a handle and insulating so as to not damage the trim ends.
(LADDER IMPROPERLY INSTALLED: FALL HAZARD) Recommend repair or replacement by a qualified professional for safety as needed.



4. Moisture Location: n/a

5. ☐☐☒☐ Moisture Barrier: Plastic: (NOT SUFFICIENTLY CLEAN) The vapor barrier was not sufficiently clean in one or more areas and had wood, sawdust, debris, rodent feces & urine. Recommend REMOVAL of all vapor barrier that is covered with saw dust and replacing with new barrier - do not simply cover it up. Excess wood or sawdust present can potentially present conditions that can be conducive for wood destroying organisms (WDO's). Also recommend replacing any parts of the vapor barrier that are not sufficiently clean due to rodent activity (feces & urine). Rodents are attracted by their feces & urine and will always try to return as long as that remains behind.

Crawl Space (Continued)

Moisture Barrier: (continued)



6. ☐☐☒☐ Ventilation: Vents: (DAMAGED SCREENS: GAPS, OPENINGS, CUT FOR CABLE OR PIPING, ETC.) Recommend repair/replacement as and where needed by a qualified professional with screens that completely seal & cover any openings to prevent pest entry.



7. ☐☐☒☐ Insulation: Batt: (INSULATION MISSING; PULLED DOWN; FALLING IN SPOTS) Recommend installing any missing insulation, replacing any pulled down insulation and re-installing any fallen insulation as and where needed by a qualified professional.



8. ☒☐☐☐ HVAC Source: Duct work: SEE HEATING SYSTEM SECTION FOR MORE INFORMATION.

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Crawl Space (Continued)

9. ☐☐☒☐ Animal/Rodent Activity: Rodent: (RODENT ACTIVITY) Conditions were observed in the crawlspace indicating evidence of rodent activity. The first step in eliminating rodents from the home is to seal all possible openings. The vapor barrier may also need to be replaced, as any urine, feces, or dead rodents will attract other rodents. We recommend obtaining the advice and services of a COMPETENT & licensed Pest Control Operator.



10. ☒☐☐☐ Plumbing Water Supply & Drain Lines



Structure

The purpose of the structure of any building is to carry all loads safely to the ground. The structure is the foundation system as well as the load bearing components that support the roof, floors, and exterior walls.

Our inspection of the structural aspects of your dwelling will include the following:

- 1) The types of materials used to form the structure and its configuration.
- 2) An examination of the visible and accessible components, with comments and photos on conditions that may indicate potential structural failure, movement, or deterioration.

We do not provide any engineering or architectural services.

A N I M C

1. ☒☐☐☐ Structure Type: Wood frame
2. ☐☐☒☐ Foundation: Concrete: (MOISTURE ENTRY, EFFLORESCENCE) Signs of moisture entry were noted on the foundation and/or foundation walls. Efflorescence occurs during the winter months when concrete absorbs moisture and the moisture then dries leaving white or chalky deposits on the surface. Recommend improving the grade in the yard where there is a negative slope/grade back towards the foundation; patching and sealing any visible gaps between the foundation and patio, porch, walkway, or driveway; and monitoring as needed when it rains heavily.

Structure (Continued)

Foundation: (continued)



3. ☒ ☐ ☐ ☐ Beams: Solid wood



4. ☒ ☐ ☐ ☐ Joists/Trusses: Wood, Not Fully Visible



5. ☒ ☐ ☐ ☐ Piers/Posts: Poured piers and wood posts



6. ☒ ☐ ☐ ☐ Subfloor: Not fully visible due to insulation.

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Plumbing

The plumbing system is the combination of pipes, fixtures, and controls that are necessary to supply water and gas, and to remove liquid waste from the building. Our examination of the plumbing system will include the visible portions of the water, gas, and drain piping. We will operate every functional shower, tub, toilet, and every accessible sink.

The water heater is examined for function and operation, to include fuel or electric supply and water connections. We also check for the proper venting and allowable clearance for gas fired water heaters.

Portions of the plumbing system that are concealed by finishes, ceiling, or lighting tiles/panels, storage, structure or ground surface are not inspected. Due to the complexity of the test and water consumption, hydrotherapy (jetted) tubs are not tested. We recommend inquiring with the seller on the quality and capacity of the tub, as this is better advised from someone who has frequently utilized the tub in its natural capacity.

Items that are not inspected and outside the scope of a standard home inspection are: wells, water conditioning systems, solar water heaters, fire and lawn sprinkler systems, hot tubs, waste disposal, septic systems and clothes washing machine connections. Water quality is also not tested. If this is of concern to you, we recommend contacting a qualified lab for water analysis testing.

SEWER SCOPE: WE ALWAYS RECOMMEND GETTING A SEWER SCOPE! This is the only way to make sure that your sewer lines and system are working as designed.

A N I M C

1. ☒ ☐ ☐ ☐ Main Water Shutoff: Garage
2. ☒ ☐ ☐ ☐ Water Pressure Normal 40-80 Pounds: (WATER PRESSURE OK) Water Pressure is OK. Normal water pressure is between 40 to 80 PSI, and the optimal pressure is 60 PSI.



3. ☒ ☐ ☐ ☐ Water Lines: Copper
4. ☒ ☐ ☐ ☐ Drain Pipes: ABS
5. ☒ ☐ ☐ ☐ Service Caps: Accessible



Garage Water Heater

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Plumbing (Continued)

6. ☐☐☒ Water Heater Operation: Functional at time of inspection, Recommend Servicing or Replacement: **(WATER NEEDS ATTENTION)** Some examples of observations noted include: 1) NO SERVICE STICKERS. 2) GAS WATER HEATER IS NOT 18 INCHES HIGH ABOVE FLOOR. 3) MISSING EXPANSION TANK. 4) WATER HEATER IN USE IS PAST STATED DESIGN LIFE, ETC. | **RECOMMENDATION:** Further evaluation and servicing or replacement by a licensed plumber.

(WATER HEATER OVER 25 YEARS OLD) The age of the water heater is not a catch-all or direct determinant as to how long it will last, but it is a good gauge as to the remaining life you may have left. Anything over 10-15 years old is considered older by standards and towards the end of its useful and functional life. The water heater appeared to be functional however, we recommend playing it safe and planning on budgeting for a new water heater sometime in the future.



7. Manufacturer: Bradford White



8. Type: Electric Capacity: 50

9. Approximate Age: 1991 Area Served: Whole building

10. ☐☐☒ Flue Pipe: Single wall and double walled. **(WATER HEATER DUCTWORK NEEDS IMMEDIATE ATTENTION: POTENTIAL CO LEAKAGE)** Some examples of observations noted include: 1) TOP WATER DUCT IS NOT ATTACHED TO HEATER. 2) CO CRYSTALS INDICATE EVIDENCE OF BACKDRAFTING. 3) SHARED PIPE WITH FURNACE IS CORRODED, RUSTED & HAS CO CRYSTALS FALLING OUT OF HOLES, ETC. | **RECOMMENDATION:** Immediate servicing and replacement of the shared flue pipe and attaching the top water duct properly by a qualified and licensed professional. They may recommend to replace the entire unit.



Plumbing (Continued)

11. ☒ ☐ ☐ ☐ TPRV and Drain Tube: Copper



12. ☐ ☐ ☒ ☐ Seismic Strapping: Top Only, Improper Install: **(INADEQUATE TOP STRAP & MISSING LOWER SEISMIC STRAPS: IMPROPER INSTALL)** We recommend a qualified professional properly secure the water heater using approved seismic strapping positioned at the upper and lower thirds of the tank.



Final Comments

Scope of Inspection:

All components designated for inspection in the Washington State Standards of Practice are inspected, except as may be noted within this report. Through our Continuing Education, Standards of Practice, and Code of Ethics, and as members of the National Association of Certified Home Inspectors; our goal is to inform a property buyer so as to put them in a better position to make the best buying decision they can based on their goals and resources. Not all improvements will be identified during this inspection and/or in this report. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee/warranty of the property or its condition of any kind.

This inspection is visual only. A representative sample of building components (spot checks) are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Please refer to the Property Inspection Contract for further explanation as to the scope of the inspection.

After the Inspection: Virtually every property inspection is bound to turn up a few conditions or concerns which will be listed on the summary sections of this report. Since your professional property inspector is not a party to your transaction, what you do with the information gained from the property inspection process is strictly up to you. We recommend you, and if you have one, your real estate professional communicate to determine how to use the information gained from the inspection process.

From our experience in the industry, we advise the following guidelines to consider:

* Begin with the assumption that in the eyes of almost every seller, they feel/think that they have taken very good care of the property. Additionally, the seller is usually not anticipating a need to address everything that needs immediate attention, as their attention is focused on getting on to the next step in their lives (moving away and selling the property).

* Because of this, if you request the seller to make corrections, the seller's motivation might be to get the work done as

Final Comments (Continued)

quickly and inexpensively as possible. This may translate into the seller doing the work themselves (or hiring inexpensive and/or unqualified help) and using the most inexpensive materials available. Corrections made in this manner most often only provide a false sense of security. Additionally, it is not practical for your inspector to re-inspect such completed corrections. Without being constantly on-site to observe each step, no one can ascertain, after the fact, that all work was done properly and up to current industry standards.

* In the majority of circumstances, we urge that ALL of our Clients run everything by their Real Estate Professional (or Attorney, where applicable), to negotiate ALL next steps so that no matter which party takes responsibility for any agreed upon corrections, the below Standards Of Practice are followed and adhered to:

Standards Of Practice:

These requirements should be the minimum acceptable standards which all corrective measures should meet:

- 1) All repairs or modifications should be done by licensed and/or Qualified Professionals who are very familiar with the system or component they will be dealing with.
- 2) All Qualified Professionals should provide the client with a written report or itemized invoice, which will detail all work that was done and certify that new materials were used. In addition, they should provide documentation for any/all necessary permits and inspections that were obtained during the course and scope of the work, and that all of the work was completed according to current industry standards.
- 3) Finally, the Qualified Professional completing the work should certify (in writing), that the system(s) or component(s) that were repaired/replaced/installed were left in a fully operational, safe, and adequate working condition moving forward.

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Maintenance & Repair Summary

Lots and Grounds

1. Driveway: Concrete: (TYPICAL CRACKS, MOSS) Recommend they be pressure washed and sealed to slow down moisture damage and monitored for larger cracks. This will also remove the moss.
2. Steps/Stoops: Concrete: (SEAL GAPS) Recommend sealing any gaps along the steps or landing where it meets the foundation and siding as needed by a qualified professional.
3. Covered Patio: Concrete: (COVERED CONCRETE PATIO NEEDS ATTENTION) Some examples of observations noted during the inspection include: 1) CRACKS ALONG EDGES, DETERIORATION. 2) GAPS BETWEEN PATIO & FOUNDATION. 3) COVERED ROOF MISSING POSITIVE CONNECTIONS POST TO BEAM. 4) DEBRIS COVERING PLASTIC ROOF. 5) ROOF LEAKS VISIBLE, ETC. | RECOMMENDATION: Further evaluation and repair as needed by a qualified professional.
4. Porch: Wood, Metal Ramp: (SEAL GAPS BETWEEN PORCH & HOME) Recommend sealing any gaps as needed so no moisture can potentially rot the trim or siding and/or flow down the sides of the foundation by a qualified professional. (HANDRAIL NOT GRASPABLE) Recommend having a proper graspable handrail installed by a qualified professional as an upgrade to bring the railings up to present day standards.
5. Grading: Negative slope: (GRADING MODIFICATION COULD BE BENEFECIAL) Minor modifications to the grading would be beneficial to improving water runoff away from the structure. A minimum slope of 1" per foot for every 4' AWAY from the structure will help, and more whenever possible is better.
6. Yard & Environment: Large Trees, Ivy, Wood Fence: (WOOD FENCE: MOISTURE DAMAGE) We normally do not comment on wood fences as they are not a part of the structure, however, I did so as a courtesy. Recommend further evaluation and spot repair or replacement of any damaged components as and where needed by a qualified professional. (IVY GROWING ON FENCE, HOUSE, OR TREES) Recommend removing any ivy growing up a fence, on your house, or on trees as needed by a qualified professional to prevent damage. (LARGE TREES) Recommend making sure any trees on or overhanging the property are properly thinned so that they don't trap the wind in a wind storm, as they can pose a potential falling hazard. Also recommend keeping an eye out for any dead branches and removing them as needed. All maintenance should be done by qualified professionals. Trees need maintenance and care throughout their life, just like anything else.

Roof

7. Main Roof Surface Material: Asphalt shingle: (EXPOSED FASTENERS NEED SEALANT) Recommend sealing all exposed fasteners with a high quality sealant as necessary and monitored. This is required per installation instructions for asphalt shingles by most manufacturers, and you can invalidate the warranty if you do not follow these guidelines. (MOSS GROWTH IN MULTIPLE SPOTS) Recommend removing any moss as and where needed by a qualified professional who is in the business of dealing with these conditions and the specific roof material. Do NOT pressure wash your asphalt shingle roof.
8. Main Roof Surface Flue Pipe Gas Pipe: (SEVERELY RUSTED; HOLES & CORROSION) We recommend replacing the entire flue pipe by a qualified professional as leaks may allow water to enter into the furnace or water heater.
9. Flashing: Metal: (DRIP EDGE POORLY INSTALLED: FLASHING INSPECTION) We recommend further evaluation and repair/adjustment of the drip edge flashing placement & spacing above the gutters by a competent and licensed roofing or gutter professional as and where needed to restore functionality to the flashing and gutter system.
10. Valleys: Metal: (DEBRIS) Recommend removing all debris to ensure proper drainage and protect against moisture penetration by a qualified professional.
11. Left Chimney Chimney: Wood covered: (WOOD CHASE SIDING & TRIM ARE MOISTURE DAMAGED IN MULTIPLE SPOTS) Recommend further evaluation and replacement of any damaged boards as and where needed by a qualified professional. This may uncover hidden damage.

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Maintenance & Repair Summary (Continued)

12. Left Chimney Flue/Flue Cap: Metal: (DAMAGED CHIMNEY CAP & STORM COLLAR) This can restrict exhaust draft and allow moisture or pests into the flue. The storm collar installation and seal also appear to be damaged and may be prone to leaking. Recommend further evaluation and repair or replacement as needed by a qualified chimney or roofing professional to ensure proper drafting and a watertight seal.
13. Gutters: Plastic: (GUTTERS & MULTIPLE DOWNSPOUTS DRAIN ONTO LOWER ROOF: WILL WEAR OUT THESE SECTIONS FASTER THAN REST) Recommend capping gutter ends and/or running downspouts along the roof line so it drains directly into a lower gutter system below it as and where needed by a qualified professional.
(FOAM GUTTER GUARDS ARE FULL OF DEBRIS & REQUIRE ONGOING MAINTENANCE) The porous foam frequently traps roof granules and fine debris and eventually clogs, causing water to overflow. Recommend regular monitoring and regular removal/cleaning of the foam inserts to ensure proper gutter drainage by a qualified professional.

Exterior Surface and Components

14. Entire Dwelling Exterior Surface Siding Type: Composite Materials: (SIDING NEEDS ATTENTION) Some examples of observations noted during the inspection include: 1) LOCALIZED MOISTURE DAMAGE: PUFFING, SWELLING, DETERIORATION. 2) GROUND CLEARANCE TO HARDSCAPES NOT SUFFICIENT. 3) SIDING OVERHANG WOOD NOT PAINTED. 4) GAPS BETWEEN JOINTS. 5) NICKS, CUTS WITH DETERIORATED & MOISTURE DAMAGED SECTIONS. 6) VEGETATION & TREES TOO CLOSE TO SIDING. 7) SIDING HOLES TO FILL AROUND PIPES, FASTENER HOLES, ETC. | RECOMMENDATION: Further evaluation, repair, and/or replacement of siding and sections as and where needed by a qualified professional. NOTE: There may be hidden damage.
15. Trim: Wood: (TRIM NEEDS UPDATED SEALANT & PAINT IN SPOTS) Recommend applying a good quality paint and sealant as and where needed by a qualified professional.
(HORIZONTAL TRIM) needs to be maintained more frequently than other styles. Recommend install installing metal flashing to protect the trim by a qualified professional.
16. Fascia: Wood: (FASCIA NEEDS GENERAL MAINTENANCE) Some examples of observations include: 1) MOISTURE STAINS BEHIND GUTTERS. 2) EXPOSED SECTIONS NEED TOUCHUP. 3) COMPLETELY UNPAINTED SECTIONS, ETC. | RECOMMENDATION: Further evaluation and repair as and where needed by a qualified professional.
17. Soffits: Wood: (GAPS IN THE SOFFITS) Recommend these be sealed to prevent insects or other pests from accessing the attic space as and where needed by a qualified professional.
18. Entry Doors: Wood, Vinyl Slider: (DOOR & TRIM TOUCHUP) One or more of the exterior doors appears to be in need of some updated paint, stain, and/or sealant for added protection. This should ALWAYS include the door trim and threshold as and where needed by a qualified professional.
(WEATHER STRIPPING IS MISSING OR DAMAGED) Recommend replacement and/or adding new weather stripping as and where needed by a qualified professional.
19. Exterior Lighting: Surface mount: (ONE OR MORE LIGHTS NOT COMING ON WITH CONTROLS: MAY BE CONTROLLED BY A PHOTOCELL OR BURNED OUT BULB) Recommend that these fixtures all be checked before closing to make sure the lights are working properly as and where needed by a qualified professional.
20. Exterior Electric Outlets: 120 VAC GFCI: (NO GFCI PROTECTION FOR ONE OR MORE OUTLETS, LOOSE FIXTURE) We recommend that GFCI protection be installed properly & securely in this area for an increased margin of safety by a competent, licensed electrician.
21. Hose Bibs: Rotary: (ONE OR MORE HOSE BIBS TRIM NEED UPDATED PAINT & SEALANT: INCLUDE ANY IMPROPERLY PENETRATED FASTENERS) Recommend painting and sealing as and where needed.
(NOT SECURED OR ATTACHED PROPERLY) Recommend attaching and securing the hose bib to the side of the home in an approved manner as needed by a qualified professional.
(ONE OR MORE HOSE BIBS ARE NOT FROST FREE: CAN POTENTIALLY FREEZE IN WINTER & CAUSE DAMAGE) Recommend installing frost-free hose bibs as and where needed by a qualified professional.

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Maintenance & Repair Summary (Continued)

22. Downspouts: Aluminum: (ONE OR MORE DOWNSPOUTS DRAIN NEAR THE HOME, MISSING ELBOWS) Recommend installing elbows and adding leaders so as to direct water at least 6 feet away from the foundation wherever possible. (DOWNSPOUT STRAPS MISSING, DAMAGED, OR NOT SECURELY ATTACHED) Recommend properly attaching the downspouts securely to the home as and where needed by a qualified professional.
23. Leader/Extension: Mixture of materials: (CAP, SEAL, OR INSERT FULLY) Recommend capping or sealing any exposed downspout drain lines or leaders to positively control water and prevent debris from entering pipe & extending the downspouts so they are inserted well into the underground drain lines as/if and where needed by a qualified professional.
24. Gas Meter: Exterior Left: (PAINT RUSTED FUEL LINES) Recommend removing any rust and painting with rust inhibitive paint as/where needed by a qualified professional. This should include all gas fixtures and areas of the home (crawl space, etc).
25. Dryer Vent: Plastic: (DRYER VENT IS DIRTY, DAMAGED, AND FLAPPERS PAINTED OVER) Recommend replacement by a qualified professional and cleaning the dryer vent regularly.
26. Side Vent: Plastic, Metal: (FLAPPER VENTS SHOULD NOT BE PAINTED OVER: CAN BECOME FUSED OR DECREASE FUNCTIONALITY) Recommend repair or replacement as and where needed by a qualified professional.
27. Windows Aluminum: (ONE OR MORE WINDOWS ARE MISSING FLASHING) Recommend installing flashing and sealing with a good quality sealant by a qualified professional and maintaining to prevent moisture damage. (MOST OF THE WINDOWS ARE MISSING SCREENS) Recommend installing window screens as and where needed to prevent insects or pests from entering the home when the windows are open. (ONE OR MORE WINDOWS APPEAR TO HAVE BREACHED SEALS) This is a failure of the seal between the two pieces of glass and is more of a cosmetic consideration than a functional one as it does not greatly affect the thermal insulation value of the window unit. There is no simple fix for this condition and cleaning the "fog" or condensation, short of replacing the entire glazing unit.

Garage/Carport

28. Attached Garage Garage Doors: Metal: (GARAGE DOOR ISN'T SEALED COMPLETELY TO FLOOR AND/OR FRAMING HAS VISIBLE GAPS) Recommend adjusting or replacing the seal to keep out unwanted pests as needed by a qualified professional.
29. Attached Garage Door Opener: Lift Master, Genie: (GARAGE DOOR OPENERS ARE NOT FUNCTIONAL) One of the garage door openers was not responsive to any controls. The other unit had a hammer inserted in the track but would still only partially open and stop even after removing the hammer. Recommend further evaluation and repair or replacement as needed by a qualified garage door professional.
30. Attached Garage Occupant Door: Wood: (DOOR DOESN'T AUTO-CLOSE & MISSING DEAD BOLT) We recommend adjusting the hinges for the door to FULLY auto-close properly & installing a dead bolt for added safety by a qualified professional. (THRESHOLD PLATE NOT SUPPORTED) this can be a trip hazard and break down. Recommend adding support under the threshold as needed by a qualified professional.
31. Attached Garage Steps: Wood: (WOOD STEP OR LANDING IS LOOSE) Recommend securing this properly to prevent potential falls or trips by a qualified professional.
32. Attached Garage Floor/Foundation: Poured slab: (EVIDENCED OF RODENT ACTIVITY: FECES) The first step in eliminating rodents from the house is to seal all possible openings. We recommend obtaining the advice and services of a competent, licensed Pest Control Operator.
33. Attached Garage Electrical: 120 VAC: (EXTENSION CORDS USED AS PERMANENT WIRING) We recommend removal of all permanently installed extension cord wiring and replacement with appropriate wiring as and where needed by a qualified electrician. (UNGROUND, RECOMMEND GFCI) For maximum personal safety, all kitchen, bathroom, garage, and exterior receptacles should be upgraded with Ground Fault Interrupt protection by a licensed electrician.

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Electrical

34. Garage Electric Panel Manufacturer: Siemens: (MISSING OR IMPROPER COVER SCREWS) Recommend these be replaced as and where needed by a qualified professional.
(MISSING PERMIT STICKERS: ONLY INSPECTION NOTICE PRESENT) Recommend inquiring with the seller and/or the city to ensure that all electrical permit inspections have been completed as required for the certificate of occupancy.

Heating System

35. Garage Heating System Filter: Disposable: (DIRTY FILTER & DOUBLE FILTERING AT MULTIPLE RETURN GRILLS) "Double filtering" severely restricts airflow and can overheat or damage the HVAC system. Recommend replacing the dirty furnace filter, completely removing the redundant return grille filters, and maintaining only a single filter location by a qualified HVAC professional.
36. Garage Heating System Flue Pipe: Single wall and double walled. (RECOMMEND REPLACEMENT) See roof section/Flue Pipe for additional photos and info.

Fireplace/Wood Stove

37. Living Room Fireplace Fireplace Construction: Brick: (RECOMMEND SERVICING BEFORE FIRST TIME USE AS WE DO NOT TEST WOOD BURNING UNITS: CRACKED REFRACTORY PANEL) Recommend having the fireplace serviced by a qualified professional before using for the first time. This should also include checking the firebox material and the chimney flue, which is not part of the home inspection process and the Standards of Practice.

Bathroom

38. 1st Floor Hall Bathroom Doors: Wood: (MISSING DOOR/HINGE PIN STOPS: MOSTLY THROUGHOUT) Recommend installing these as and where needed by a qualified professional to help preserve the wall finish and doors.
39. 1st Floor Hall Bathroom Counter/Cabinet: Laminate, Wood: (CABINET DOOR HITS SOMETHING) Recommend adding a silicone bumper to help reduce or prevent damage to the walls or cabinets.
40. 1st Floor Hall Bathroom Sink/Basin: Molded Single Bowl
41. 1st Floor Hall Bathroom Fixtures/Traps: Fixtures with a PVC trap
42. 2nd Floor Hall Bathroom Counter/Cabinet: Laminate & Wood: (CABINET DOOR HITS SOMETHING) Recommend adding a silicone bumper to help reduce or prevent damage to the walls, mirror, or cabinets.
43. 2nd Floor Hall Bathroom Fixtures/Traps: Fixtures with a PVC trap: (SIGNS OF A PAST OR INTERMITTENT LEAK: CABINETS SHOW MOISTURE DAMAGE) *CABINETS WERE DRY* Recommend monitoring this area over time for visible leaks or moisture and consulting with a licensed plumber for further evaluation and repair as/if needed. There may be hidden damage.
44. 2nd Floor Hall Bathroom Tub/Surround: Fiberglass tub: (TUB SURROUND NEEDS MAINTENANCE: *FLOORS DRY AT INSPECTION*) Some examples of observations noted during the inspection include: 1) SHOWER DIVERter IS NOT DIVERTING FULLY. 2) SHOWER HEAD IS LEAKING. 3) MILDEW STAINS BEHIND HANDLE, ETC. | RECOMMENDATION: Further evaluation and repair or replacement of components as needed by a qualified professional. There may be hidden damage.
45. 2nd Floor Hall Bathroom Toilets: Floor mounted: (TOILET LOOSE AT BASE: FLOORS DRY) We recommend further evaluation and repair as needed by replacing the wax ring and properly securing the toilet to the floor with flange bolts and applying silicone around the base by a qualified professional. Floors were dry at time of inspection. There may be hidden damage.
46. 2nd Floor Hall Bathroom Ventilation: Electric ventilation fan: (BATHROOM FAN NOISY) Recommend repair or replacement as needed by a qualified professional. Here is a link for a couple of ways to try to fix it without replacing it. <https://removeandreplace.com/2017/03/10/noisy-bathroom-exhaust-fan-how-to-easily-fix-without-replacing/>

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- 47. Primary Bathroom Doors: Wood: **(DOES NOT LATCH PROPERLY)** Recommend repair or adjustment as needed to restore full operation and smooth functionality by a qualified professional.
- 48. Primary Bathroom Windows: Aluminum: **(ONE OR MORE SCREENS ARE DAMAGED)** Recommend repairing and/or replacing damaged windows screens as/where needed to keep pests from entering whenever the windows are open.
- 49. Primary Bathroom Counter/Cabinet: Laminate & Wood: **(CABINET DOOR HITS SOMETHING)** Recommend adding a silicone bumper to help reduce or prevent damage to the walls or cabinets.
(MIRRORS ARE DETERIORATING) You may want to eventually replace or upgrade them as you feel the need to do so.
- 50. Primary Bathroom Fixtures/Traps: Fixtures with a PVC trap: **(SIGNS OF A PAST OR INTERMITTENT LEAK: CABINETS SHOW MOISTURE STAINS, DRY AT INSPECTION)** Recommend monitoring this area over time for visible leaks or moisture and consulting with a licensed plumber for further evaluation and repair as/if needed. There may be hidden damage.
- 51. Primary Bathroom Tub/Surround: Fiberglass Tub & Surround: **(CAULK, GROUT, OR SEAL THE SURROUND)** We recommend inspecting and sealing any/all areas in and outside of the shower that might need sealant as needed by a qualified professional.
- 52. Primary Bathroom Shower/Surround: Fiberglass Pan & Tile Surround : **(SURROUND NEEDS ATTENTION)** Some examples of observations noted during the inspection include: 1) SURROUND NEEDS UPDATED CAULK & SEALANT IN SPOTS. 2) SHOWER ESCUTCHEON IS NOT SEALED. 3) MILDEW STAINS, ETC. | RECOMMENDATION: Further evaluation and repair as needed by a qualified professional.
- 53. Primary Bathroom Toilets: Floor mounted: **(NEEDS FLUSH KIT: WATER KEEPS RUNNING)** Recommend further evaluation and repair or replacement of the flapper and/or complete flush kit by a qualified professional.

Bedroom

- 54. Primary Bedroom Doors: Wood, French Doors: **(FRENCH DOOR TOP BOLTS, SPACE AT TOP ALLOWS RATTLING)** Recommend tightening these up as needed with a silicone bumper by a qualified professional.

Kitchen

- 55. 1st Floor Kitchen & Dining Kitchen Cooking Appliances: Gas Cooktop & Oven: **(NO ANTI-TIP DEVICE: SAFETY HAZARD FOR SMALL CHILDREN & ELDERLY)** Recommend installing this to bring the range/cook top up to present day safety standards.
- 56. 1st Floor Kitchen & Dining Kitchen Disposal: Insinkerator: **(MISSING CAP, OPEN PORT)** The dishwasher inlet port on the side of the disposal is open and uncapped. We recommend a licensed and COMPETENT plumber install a proper cap over the open inlet port to prevent potential water damage.
- 57. 1st Floor Kitchen & Dining Kitchen Dishwasher: Built-In: **(NOT SECURED TO CABINETRY, LOOSE)** Recommend attaching the unit properly according to manufacturer's instructions by a qualified professional.
- 58. 1st Floor Kitchen & Dining Kitchen Air Gap: Improper Install: **(IMPROPER INSTALL)** See Plumbing/Fixtures notes.
- 59. 1st Floor Kitchen & Dining Kitchen Refrigerator: Stacked Freezer/Frigrator: **(NO ICE IN ICE MAKER: MAY BE TURNED OFF)** Recommend checking this before closing and having the seller demonstrate functionality. If the unit still doesn't work, recommend further evaluation and repair as needed by a qualified professional.
- 60. 1st Floor Kitchen & Dining Kitchen Sink: Stainless Steel 1 compartment: **(HOT & COLD ARE REVERSED)** Recommend switching the flex lines under the sink as needed by a qualified professional.
(WATER TEMP IS LOW AT 101 DEGREES) Recommend servicing the water heater or replacing as needed by a qualified professional.
- 61. 1st Floor Kitchen & Dining Kitchen Electrical: 120 VAC GFCI: **(MISSING OR DAMAGED COVER PLATE)** Recommend replacing any damaged or missing cover plates as and where needed by a qualified electrician.
- 62. 1st Floor Kitchen & Dining Kitchen Plumbing/Fixtures: Fixtures with a PVC trap: **(PLUMBING FIXTURES & AIR GAP NEED ATTENTION: IMPROPER INSTALL & OPEN DRAIN LINES)** Some examples of observations noted include: 1) DRAIN LINES ARE IMPROPERLY INSTALLED, ABANDONED, AND OPEN. 2) SIGNS OF PAST LEAK & MOISTURE DAMAGE. 3) DRAIN LINES

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ACTIVELY LEAKING THROUGH IMPROPER INSTALLED AIR GAP, ETC. | RECOMMENDATION: Further evaluation and repair, adjustment, or replacement as needed by a licensed and COMPETENT plumber. There may be hidden damage.

63. 1st Floor Kitchen & Dining Kitchen Cabinets: Wood

64. 1st Floor Kitchen & Dining Kitchen Doors: Wood, Exterior slider: **(DOORS ARE MISSING HARDWARE: BOTTOM GUIDES)** Recommend installing these by a qualified professional to restore smooth operation to the doors.

Living Space

65. Smoke & Carbon Detectors: Missing In Some Locations: **(MISSING DETECTORS)** Smoke and/or CO detectors were missing from one or more areas where they are now required by present day industry standards. We recommend installing proper smoke detectors in all locations as and where required by present standards and local custom. **(TESTING)** We recommend testing the detectors monthly and replacing them with fresh batteries every six months to one year to ensure proper operation and reliability in an emergency. **(REPLACEMENT)** It is recommended that you replace all Smoke and Carbon Monoxide detectors every 5-10 years or per the manufacturer's instructions.
66. Entry, Living Room Living Space Electrical: 120 VAC & Lighting: **(EXTENSION CORDS USED AS PERMANANT WIRING)** We recommend removal of all permanently installed extension cord wiring and replacement with appropriate wiring as and where needed by a qualified electrician.
67. 1st Floor Hall Living Space Closet: Double Wide: **(DOOR GUIDE HARDWARE: BOTTOM FLOOR GUIDES)** We recommend repair, replacement, or installing as needed by a qualified professional to restore proper door operation.
68. Family Room Living Space Windows: Aluminum: **(TIGHT, NOT EASY TO OPEN/CLOSE)** Recommend further evaluation and repair, adjustment, or replacement as needed by a qualified professional to restore smooth operation to the window.
69. 2nd Floor Hall Living Space Closet: Double Wide: **(DOOR GUIDE HARDWARE: BOTTOM FLOOR GUIDES)** We recommend repair, replacement, or installing as needed by a qualified professional to restore proper door operation.
70. Bonus Room Living Space Doors: Wood: **(RF CABLES RUN THROUGH DOOR FRAME)** Recommend rerouting these as needed to restore full functionality to the door by a qualified professional.

Laundry Room/Area

71. 1st Floor Laundry Room/Area Electrical: 120 VAC & Lighting Circuits: **(NO GFCI PROTECTION)** Recommend GFCI protection be installed for this area for an increased margin of safety by a competent, licensed electrician.
72. 1st Floor Laundry Room/Area Ventilation: Electric ventilation fan: **(FAN IS DIRTY)** We recommend cleaning the fan regularly for better operation.
73. 1st Floor Laundry Room/Area Dryer Vent: Metal flex: **(IMPROPER DRYER EXHAUST DUCT MATERIAL: CORRUGATED, TOO MANY BENDS, TRAPS LINT)** Recommend replacement with an approved 4-inch smooth-walled rigid metal ducting by a qualified professional.

Attic

74. Main Attic Sheathing: OSB over Skip Sheathing: **(BEE OR WASP NEST)** We recommend removal and/or treatment by a professional pest control operator to reduce the risk of potential personal injury.
75. Main Attic Ventilation: Ridge and soffit vents: **(BAFFLES NEED ATTENTION: FALLING, INSULATION BLOCKING)** Recommend replacing or reattaching falling baffle vents and removing any insulation blocking the soffit vents as and where needed by a qualified professional. **(RIDGE VENT FILTER MISSING)** Recommend installing a ridge vent filter a qualified roofing contractor to restore proper weather and pest protection.

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76. Main Attic Fan & Exhaust Venting: Bathroom: **(NOT INSULATED: CONDENSATION & MOISTURE LEAKAGE POTENTIAL)** We recommend repair or replacement by a qualified professional as and where needed.

Crawl Space

77. Main Crawl Space Access: Wood door: **(RECOMMEND ADDING A HANDLE FOR EASY ACCESS)** The access door is sealed with flimsy trim and is missing insulation underneath. Recommend installing a handle and insulating so as to not damage the trim ends.
(LADDER IMPROPERLY INSTALLED: FALL HAZARD) Recommend repair or replacement by a qualified professional for safety as needed.
78. Main Crawl Space Moisture Barrier: Plastic: **(NOT SUFFICIENTLY CLEAN)** The vapor barrier was not sufficiently clean in one or more areas and had wood, sawdust, debris, rodent feces & urine. Recommend REMOVAL of all vapor barrier that is covered with saw dust and replacing with new barrier - do not simply cover it up. Excess wood or sawdust present can potentially present conditions that can be conducive for wood destroying organisms (WDO's). Also recommend replacing any parts of the vapor barrier that are not sufficiently clean due to rodent activity (feces & urine). Rodents are attracted by their feces & urine and will always try to return as long as that remains behind.
79. Main Crawl Space Ventilation: Vents: **(DAMAGED SCREENS: GAPS, OPENINGS, CUT FOR CABLE OR PIPING, ETC.)** Recommend repair/replacement as and where needed by a qualified professional with screens that completely seal & cover any openings to prevent pest entry.
80. Main Crawl Space Insulation: Batt: **(INSULATION MISSING; PULLED DOWN; FALLING IN SPOTS)** Recommend installing any missing insulation, replacing any pulled down insulation and re-installing any fallen insulation as and where needed by a qualified professional.
81. Main Crawl Space Animal/Rodent Activity: Rodent: **(RODENT ACTIVITY)** Conditions were observed in the crawlspace indicating evidence of rodent activity. The first step in eliminating rodents from the home is to seal all possible openings. The vapor barrier may also need to be replaced, as any urine, feces, or dead rodents will attract other rodents. We recommend obtaining the advice and services of a **COMPETENT & licensed Pest Control Operator**.

Structure

82. Foundation: Concrete: **(MOISTURE ENTRY, EFFLORESCENCE)** Signs of moisture entry were noted on the foundation and/or foundation walls. Efflorescence occurs during the winter months when concrete absorbs moisture and the moisture then dries leaving white or chalky deposits on the surface. Recommend improving the grade in the yard where there is a negative slope/grade back towards the foundation; patching and sealing any visible gaps between the foundation and patio, porch, walkway, or driveway; and monitoring as needed when it rains heavily.

Plumbing

83. Garage Water Heater Water Heater Operation: Functional at time of inspection, Recommend Servicing or Replacement: **(WATER NEEDS ATTENTION)** Some examples of observations noted include: 1) NO SERVICE STICKERS. 2) GAS WATER HEATER IS NOT 18 INCHES HIGH ABOVE FLOOR. 3) MISSING EXPANSION TANK. 4) WATER HEATER IN USE IS PAST STATED DESIGN LIFE, ETC. | **RECOMMENDATION:** Further evaluation and servicing or replacement by a licensed plumber. **(WATER HEATER OVER 25 YEARS OLD)** The age of the water heater is not a catch-all or direct determinant as to how long it will last, but it is a good gauge as to the remaining life you may have left. Anything over 10-15 years old is considered older by standards and towards the end of its useful and functional life. The water heater appeared to be functional however, we recommend playing it safe and planning on budgeting for a new water heater sometime in the future.
84. Garage Water Heater Seismic Strapping: Top Only, Improper Install: **(INADEQUATE TOP STRAP & MISSING LOWER SEISMIC STRAPS: IMPROPER INSTALL)** We recommend a qualified professional properly secure the water heater using approved seismic strapping positioned at the upper and lower thirds of the tank.

Concern Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Heating System

1. **Garage Heating System Heating System Operation: Appears functional, Recommend Immediate Servicing: (RECOMMEND IMMEDIATE SERVICING: NO SERVICE STICKERS PRESENT, EVIDENCE OF BACKDRAFTING)** Some examples of observations noted at the time of inspection include: 1) **EVIDENCE OF FLUE GAS SPILLAGE (WHITE MINERAL DEPOSITS, BACKDRAFTING) AND CORROSIVE CONDENSATE LEAKAGE WAS OBSERVED WITHIN AND BELOW THE FURNACE CABINET. 2) IN USE BEYOND STATED DESIGN LIFE, ETC. | RECOMMENDATION:** The central heating system should undergo a **FULL** service evaluation and system safety check-up by a qualified technician **TO INCLUDE** the ductwork and flue pipes immediately. We recommend that you look online for a reputable HVAC company, as any potential CO spillage or leakage into a Living Space is a concern.
(**FURNACE IN USE BEYOND STATED DESIGN LIFE**) The furnace was manufactured in 1990 and is operating well beyond its typical 15 to 20-year design life. Units of this age are prone to sudden mechanical failure and hidden heat exchanger cracks. Recommend budgeting for system replacement and having a qualified HVAC contractor fully evaluate the unit for safety prior to the close of escrow.
2. **Garage Heating System Distribution: Metal & Insulated Flex Duct: (RODENT ACTIVITY VISIBLE, COMPROMISED DUCTWORK, DIRTY: EVAL & REMEDIATE)** Recommend further evaluation, replacement and remediation as needed by a qualified crawlspace & HVAC professional. We recommend that all rodent infested or damaged duct work be replaced as and where needed by a qualified professional, as well as ensuring that **ALL** the duct work in the home is cleaned, sanitized, and free of any rodent feces or urine.

Plumbing

3. **Garage Water Heater Flue Pipe: Single wall and double walled. (WATER HEATER DUCTWORK NEEDS IMMEDIATE ATTENTION: POTENTIAL CO LEAKAGE)** Some examples of observations noted include: 1) **TOP WATER DUCT IS NOT ATTACHED TO HEATER. 2) CO CRYSTALS INDICATE EVIDENCE OF BACKDRAFTING. 3) SHARED PIPE WITH FURNACE IS CORRODED, RUSTED & HAS CO CRYSTALS FALLING OUT OF HOLES, ETC. | RECOMMENDATION:** Immediate servicing and replacement of the shared flue pipe and attaching the top water duct properly by a qualified and licensed professional. They may recommend to replace the entire unit.