

INSPECTION REPORT



For the Property at:
1234 INSPECTION STREET
PUYALLUP, WA 98374

Prepared for: BUYER .
Inspection Date: Wednesday, October 9, 2024
Prepared by: Chad Fletcher



Fletcher property Inspections
Federal Way, WA 98023
253 880-8218
fletcherpropertyinspections.com
fletcherinspections@outlook.com



January 15, 2025

Dear Buyer .,

RE: Report No. 1616, v.0
1234 inspection street
Puyallup, WA
98374

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Chad Fletcher
on behalf of
Fletcher property Inspections

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Federal Way, WA 98023
253 880-8218
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SUMMARY

1234 inspection street, Puyallup, WA October 9, 2024

Report No. 1616, v.0

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

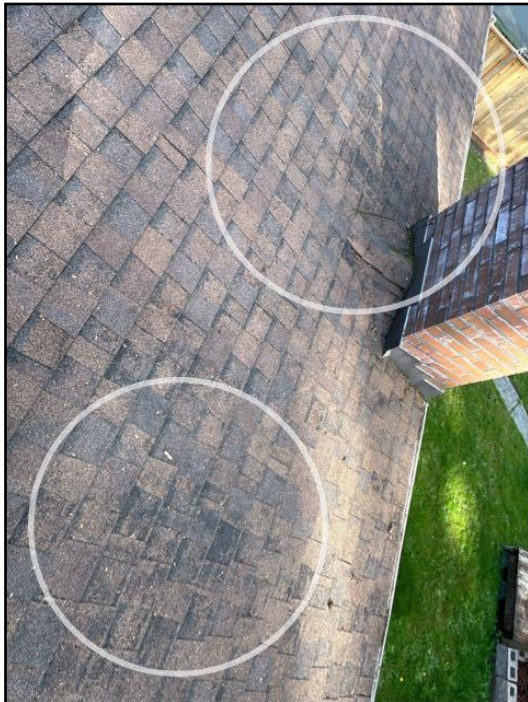
Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

Severe granule loss on the southern side and mostly near the chimney. Some shingles have less than 10% of granules left. While walking on the roof more granules were slipping off. Most of the southern side has medium to heavy granule loss. Granule loss happens as roofs get older and they start separating from the shingles. It is a way to help gauge how much older a roof is getting and one of the most common things roofs experience during the aging process. When granules on the roof start to feel slippery, have high amounts missing, or are developing high amounts of granules in the gutters, then the roof is likely past its life expectancy and leaking. A roofer would be needed to help try and predict how much life is left before leaks and moisture can develop in the attic. Architectural shingles typically have an average life span of 25 years, 3-tab shingles approximately 20 years, and presidential shingles around 30 years. The life expectancies vary by many factors. Some of them are quality of product, quality of installation, weather and season patterns, and upkeep. Extreme heat events that last longer than usual can cause the shingles to dry up the asphalt, crack, and lose some of its life expectancy. Moss on roofs is very common and without treating and removing it can reduce the life expectancy. Moss usually grows on Northern portions of roofs and more often near trees. Moss can grow or regrow on roofs sometimes in just a year and typically is not a factor in gauging the condition or age of the roof. The Southern parts of the roof usually catch the brunt of weather and can deteriorate quicker than other parts.

Task: Replace roof and remediate attic droppings and organic growth



1. Granule loss



2. Granule loss

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3. Granule loss



4. Granule loss



5. Granule loss



6. Granule loss

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Structure

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • [Water stains](#)

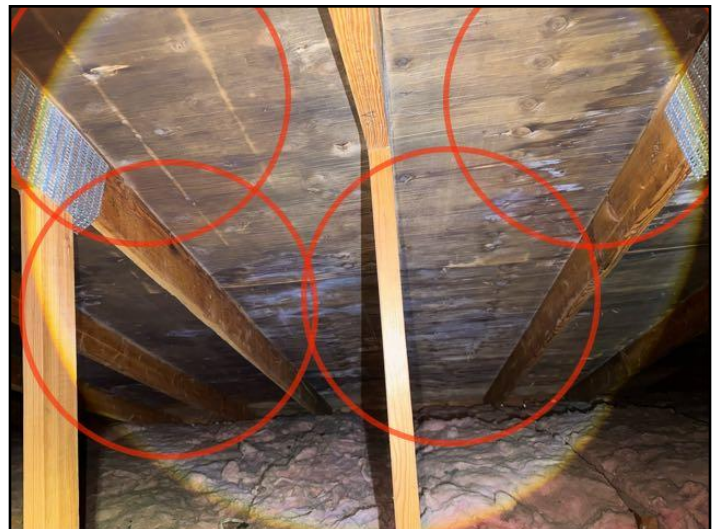
Water stains and organic growth found throughout attic. There are signs that the water stains are leaks and leaking into the insulation. Thermal imaging found dozens of spots where the sheathing was cold and had water stains. I tested the For moisture and had high levels. I tested another spot without water stains for moisture as a control and it was more than half as much moisture. All of these signs and the condition of the shingles indicate the roof is leaking and past its life expectancy.

Fungus growth is a common thing to find in the Pacific Northwest due to its climate. Presence of mold should be tested for which type and whether it is hazardous or not. A mold remediation company should be contacted for further evaluation and to do proper remediation. These companies have special skills and practices that that ensure the proper procedures are done. There are multiple types of remediation including removing the mold from the area and fogging. Methods applied to correct a mold issue depends on where, severity of quantity, and the type of mold. Common causes of mold in attics are roof leaks, improper attic ventilation, or a disconnected vent from a moist area IE bathrooms and kitchens. Occasionally when newer homes are built the wood materials are wet from outside storage and the growth occurs during the construction process. The cause for the mold should be addressed when attempting remediation or the problem may persist. Applying a mold resistant primer will not kill the mold and merely will hide it. If attempting to correct a mold issue yourself please read the labels on the product and look for mold killer not mold resistant. Dead mold may still affect someone will allergies. If attempting to remove and clean mold yourself, dish soap is a good way to scrub it off, bleach can help kill anything left, and mold prevention primer can help prevent it. Masks should be worn and proper PPE should be worn. Any section being cleaned should be blocked off and clothes worn should be removed before entering into living space to help prevent mold spores from attaching into living spaces. See EPA website below for more information. <https://www.epa.gov/mold> It is normal for some fungal spores to be present in a normal indoor environment; however, no EPA regulations exist for safe air quality related to mold. Several agencies (EPA, CDC, OSHA) have guidelines for interpreting mold results, but have no threshold for quantity.

Task: New roof and mold remediation.



7. Water stains



8. Water stains

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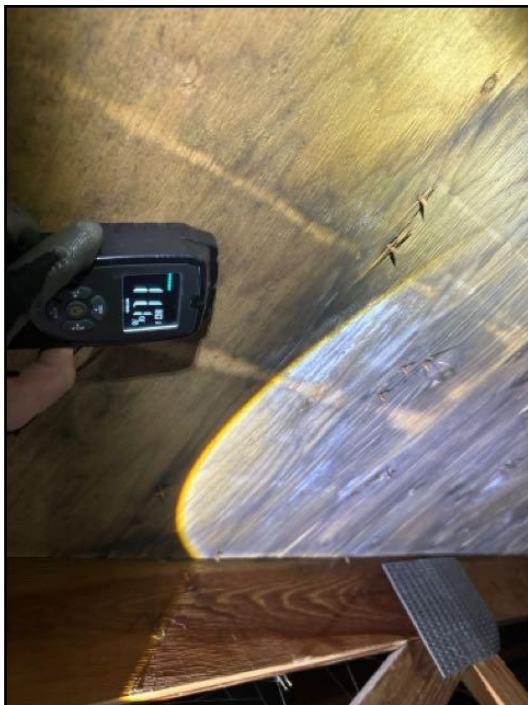
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9. Water stains



10. Water stains



11. Water stains



12. Water stains

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SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • The labels and the breakers do not make sense amperage wise. Some of the wires for breakers are undersized or oversized for the breakers. Both panels have poor labeling

Task: Further evaluation by electrician and properly label or make corrections if needed



13.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • There are scorch marks from possible arcing at the receptacle

Location: Primary bedrooms bathroom receptacle

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



14.

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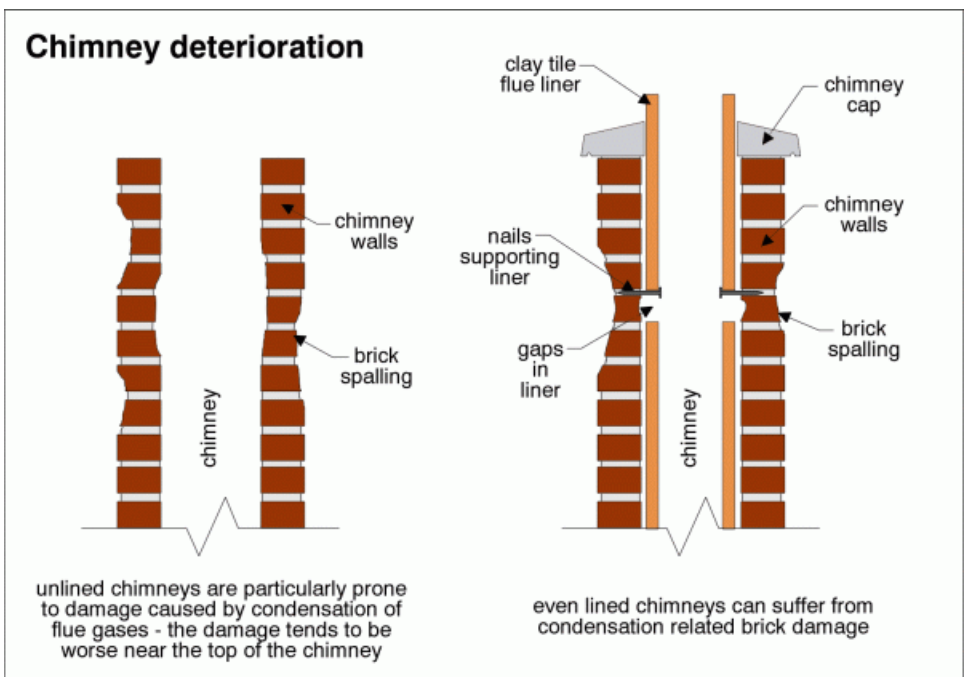
Heating

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated masonry](#)

Some bricks are breaking apart and parts of the chimney crown are deteriorating and leaving holes that could leak.

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



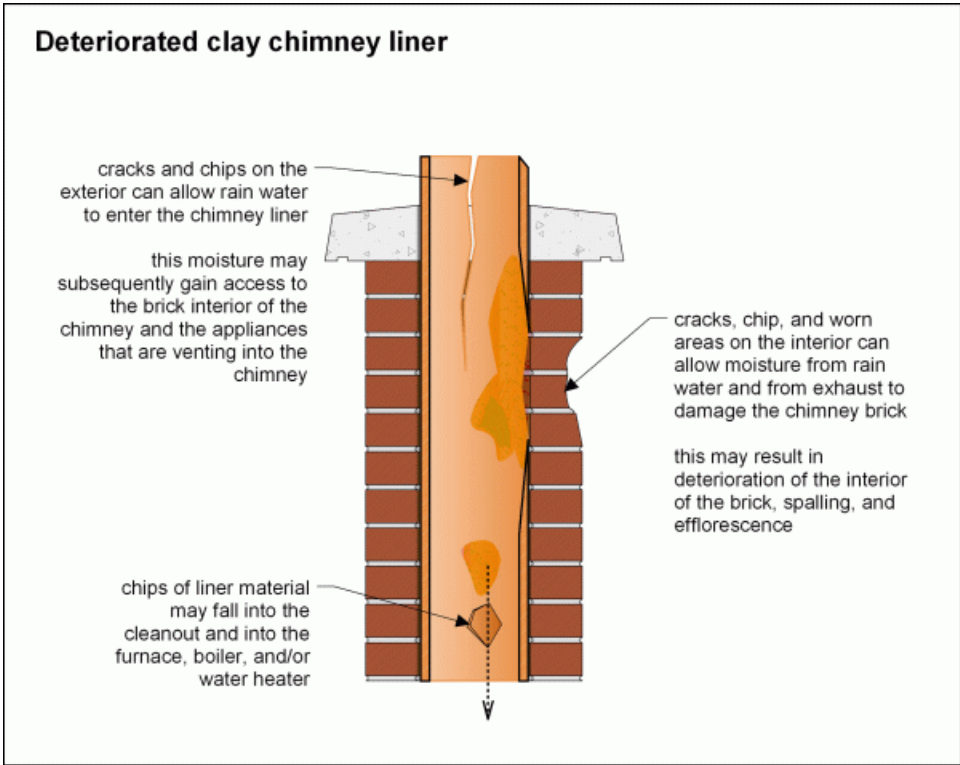
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15. Loose, missing or deteriorated masonry



16. Loose, missing or deteriorated masonry

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17. *Loose, missing or deteriorated masonry*



18. *Loose, missing or deteriorated masonry*

CHIMNEY AND VENT \ Metal cap

Condition: • Rust

The metal vent is heavily rusted and starting to flake apart

Task: Replace



19. *Rust*

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Insulation and Ventilation

RECOMMENDATIONS \ General

Condition: • The whole house fan doesn't have any insulation or foam insulation attached. This can increase energy costs if not done. The fan also is extremely loud and sounds like something is loose or it's banging on the roof structure

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

Add insulation or replace part of the ceiling vinyl slats for a different type.



20.

ATTIC/ROOF \ Insulation

Condition: • Animal/pest droppings in attic

Several dozens of animal droppings in attic. Pest droppings found in crawlspace and or attic. Pest droppings is a highly common thing to find. It does not mean there is a pest issue or isn't one. It is easy for pests to get into into any crawlspace without gaps on homes because they can get in from just digging under the foundation. Typically if they are getting into the crawlspace in older uninsulated walled homes, they can be getting into the attic as well. Steps are recommended to be taken to help prevent this issue which a pest professional should further evaluate the crawlspace. Crawlspace vents and areas around a crawlspace should be checked to help prevent pests. Measures may or may not have already been taken to correct this issue but a home inspection only notes on information visually provided during the time and day of inspection. Looking for signs including amount of droppings, insulation torn, and disturbed vapor barriers are helpful ways to identify the level of severity. Correcting any damages, as well as cleaning any droppings and replacing damaged insulation is recommended. Home inspectors are not pest professionals and always recommend further evaluation. Having a pest service once a year is a great way to help prevent issues. Please see EPA guidelines link for more information.

<https://www.epa.gov/pesticides/epa-finalizes-updates-list-pests-significant-health-importance#:~:text=Federal%20law%20requires>

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21. Animal/pest droppings in attic

Plumbing

RECOMMENDATIONS \ General

Condition: • There are several leaks in the crawlspace, some near the bathrooms, some under, and some closer to the hall. There is signs of water staining on the floor joists which may indicate this has been going on a while. The sub flooring is saturated with moisture and is shown on the laminate flooring in the bathroom. Most of the moisture appears to be under the sink cabinet.

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

Time: As soon as possible



22.



23.

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24.



25.



26.



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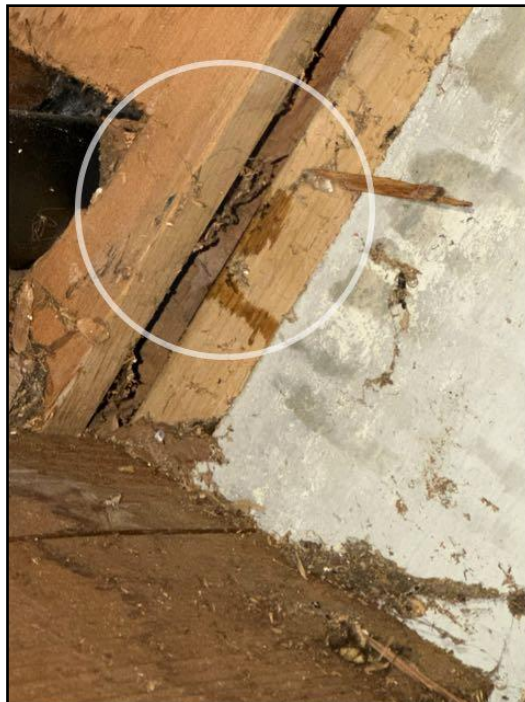
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28.

Condition: • Leak u see kitchen sink cabinet with water staining

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



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SUPPLY PLUMBING \ Water supply piping in building

Condition: • Corrosion

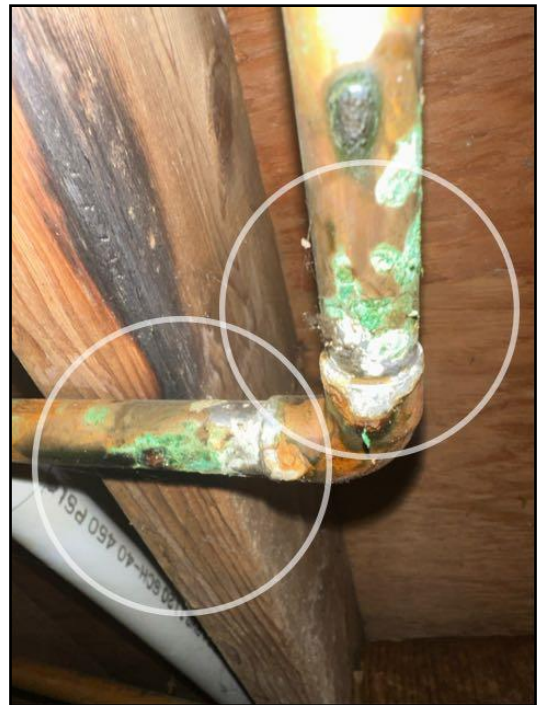
Copper pipes, along with most pipes have a life expectancy which may be around 50 years depending on quality of product and installation methods. There are some signs that help gauge the condition. Discoloration would be greenish or bluish stains on the pipes, which can indicate corrosion. Visible leaks or wet spots around the pipes. Low water pressure could be due to mineral buildup or corrosion inside the pipes. If the water tastes or smells metallic, it could be a sign of corrosion in the pipes. Dents bulges or other physical damage to the pipes, which could indicate issues. A licensed professional should further evaluate if any of these conditions arise. Solder flux will cause copper pipes to turn green if not wiped off. The discoloration is limited to areas bordering soldered joints, so it is likely caused by the flux not being wiped off back when the connections were originally soldered. It should be limited to surface discoloration, so I'd use something abrasive like emery cloth or steel wool to remove it. See link below for education on copper pipes life expectancy. <https://todayshomeowner.com/plumbing/guides/how-long-does-copper-pipe-last/>

Location: Various spots throughout

Task: Have plumber evaluate and replace if needed



30. Corrosion



31. Corrosion

SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

Condition: • Recommended due to high supply water pressure

Residential plumbing should be between 40-80PSI.

Task: There appears to be a pressure regulator in the crawlspace where the new water service line comes in.

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32. Recommended due to high supply water...



33. Recommended due to high supply water...



34. Recommended due to high supply water...

WASTE PLUMBING \ Drain piping - performance

Condition: • [Leak](#)

Location: Kitchen sink, primary bedrooms bathroom left hand sink

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

Time: As soon as possible

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35. Leak



36. Leak

Condition: • [Leak](#)

Location: Under primary bedrooms bathroom

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

Time: As soon as possible



37. Leak

FIXTURES AND FAUCETS \ Shower stall

Condition: • The hall shower would not work during inspection. I was unable to inspect the plumbing for leaks

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

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38.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material:

- [Asphalt shingles](#)

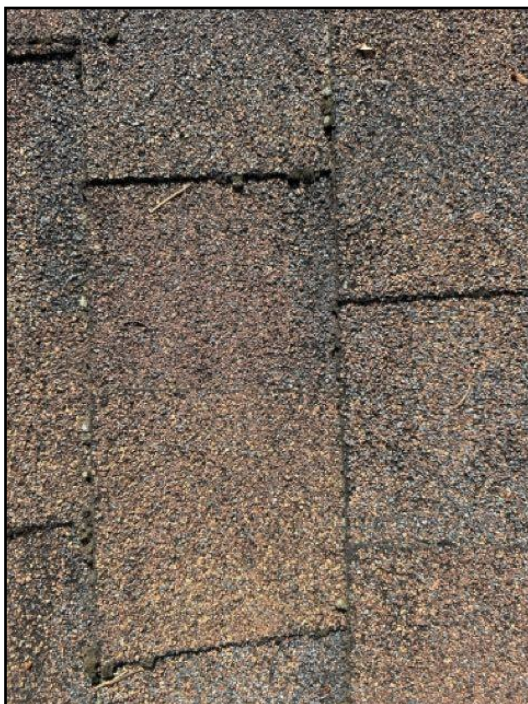
Pictures of roof for reference.



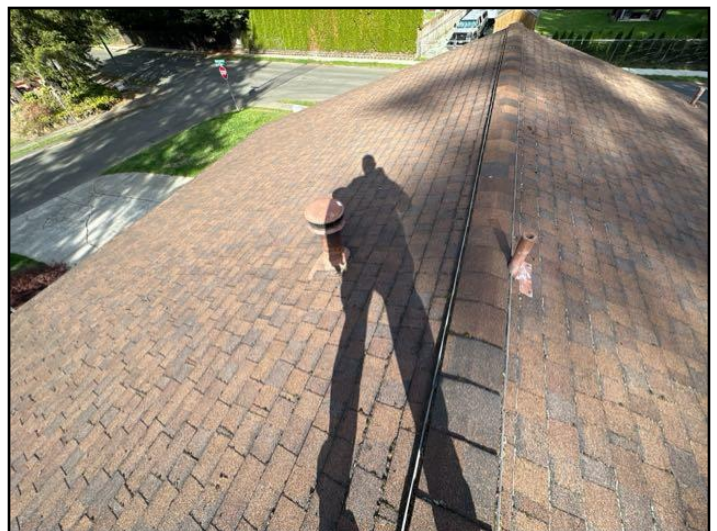
39. Asphalt shingles



40. Asphalt shingles



41. Asphalt shingles



42. Asphalt shingles

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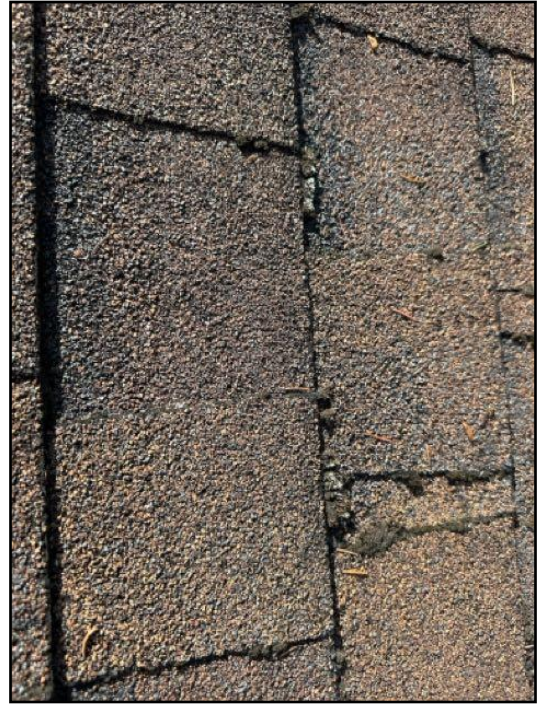
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43. Asphalt shingles



44. Asphalt shingles

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

Severe granule loss on the southern side and mostly near the chimney. Some shingles have less than 10% of granules left. While walking on the roof more granules were slipping off. Most of the southern side has medium to heavy granule loss. Granule loss happens as roofs get older and they start separating from the shingles. It is a way to help gauge how much older a roof is getting and one of the most common things roofs experience during the aging process. When granules on the roof start to feel slippery, have high amounts missing, or are developing high amounts of granules in the gutters, then the roof is likely past its life expectancy and leaking. A roofer would be needed to help try and predict how much life is left before leaks and moisture can develop in the attic. Architectural shingles typically have an average life span of 25 years, 3-tab shingles approximately 20 years, and residential shingles around 30 years. The life expectancies vary by many factors. Some of them are quality of product, quality of installation, weather and season patterns, and upkeep. Extreme heat events that last longer than usual can cause the shingles to dry up the asphalt, crack, and lose some of its life expectancy. Moss on roofs is very common and without treating and removing it can reduce the life expectancy. Moss usually grows on Northern portions of roofs and more often near trees. Moss can grow or regrow on roofs sometimes in just a year and typically is not a factor in gauging the condition or age of the roof. The Southern parts of the roof usually catch the brunt of weather and can deteriorate quicker than other parts.

Task: Replace roof and remediate attic droppings and organic growth

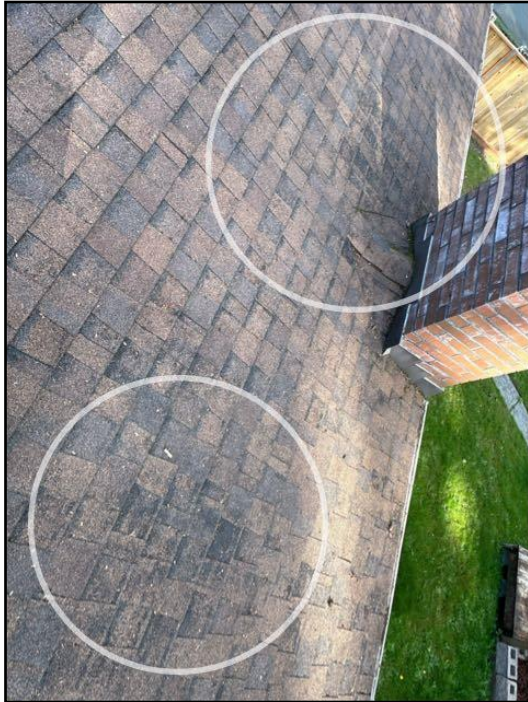
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45. Granule loss



46. Granule loss



47. Granule loss



48. Granule loss

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49. Granule loss



50. Granule loss

Condition: • Debris/moss

The roof appears to have been recently cleaned but there is still moss on the roof

Task: Have cleaned. No pressure washing or metal brush



51. Debris/moss

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Description

General: • various throughout indicates that multiple or several spots have similar conditions and multiple pictures are not provided to consolidate the report and not provide repetitive information. Pictures added in the report identify a condition that may be repeated more than once and a professional should evaluate each area where it may occur.

Wall surfaces and trim: • [Wood](#) • [Hardboard, plywood or OSB \(Oriented Strand Board\)](#)

Garage vehicle door operator (opener): • Present

Limitations

Inspection limited/prevented by: • New finishes/paint/trim

Recommendations

RECOMMENDATIONS \ General

Condition: • Gaps around a crawlspace vent where pests could get in.

Task: Seal



52.

ROOF DRAINAGE \ Downspouts

Condition: • [Connections loose](#)

Missing fastener

Task: Add

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53. Connections loose

Condition: • [Connections loose](#)



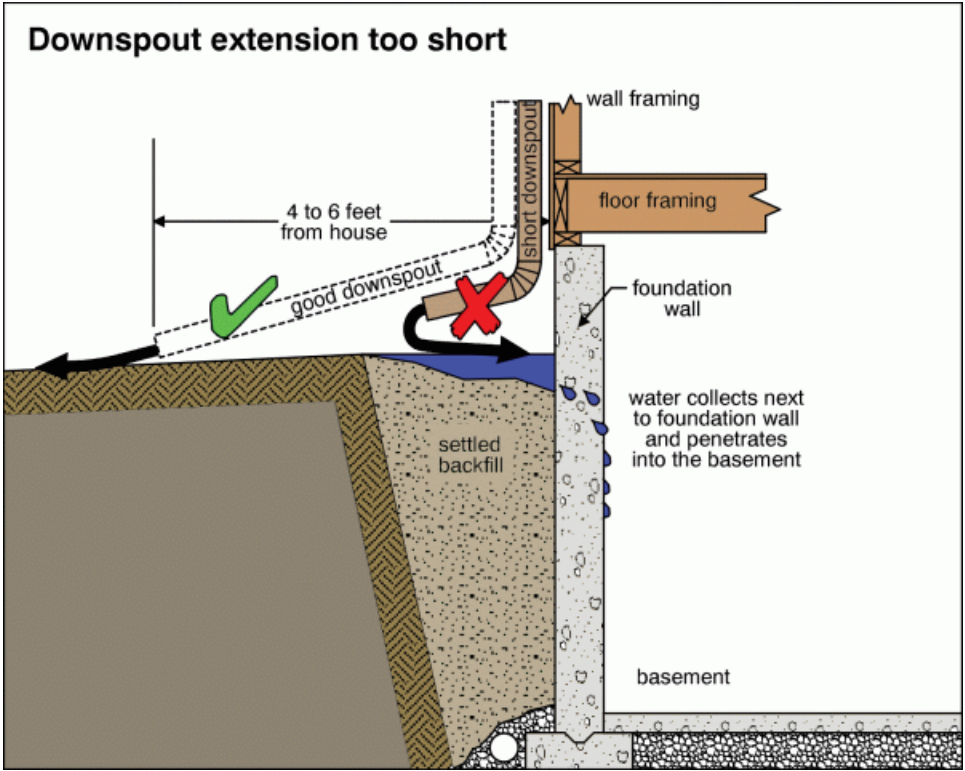
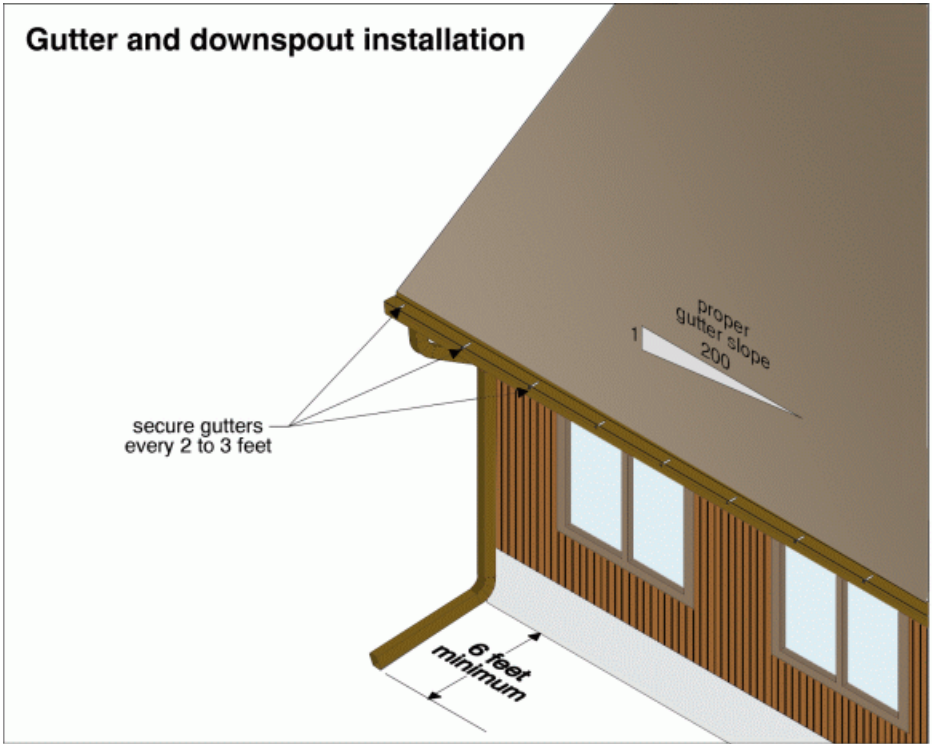
54. Connections loose

Condition: • [Discharge too close to building](#)

Location: All downspouts

Task: Extend

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55. Discharge too close to building

Condition: • The underground storm drain system is clogged and no longer in use



56.

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • Small gap at back eaves should be sealed to help prevent insects or pests

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57.

WALLS \ Plywood, hardboard, and OSB (Oriented Strand Board)

Condition: • Paint missing around hose bib

Task: Provide



58.

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Moisture between panes.

Location: Older garage aluminum window

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Task: Repair or replace



59. Lost seal on double or triple glazing

DOORS \ General notes

Condition: • The back door sliding screen is a little difficult to open.

Task: Adjust/correct



60.

DOORS \ Glass

Condition: • The back glass door has scratches

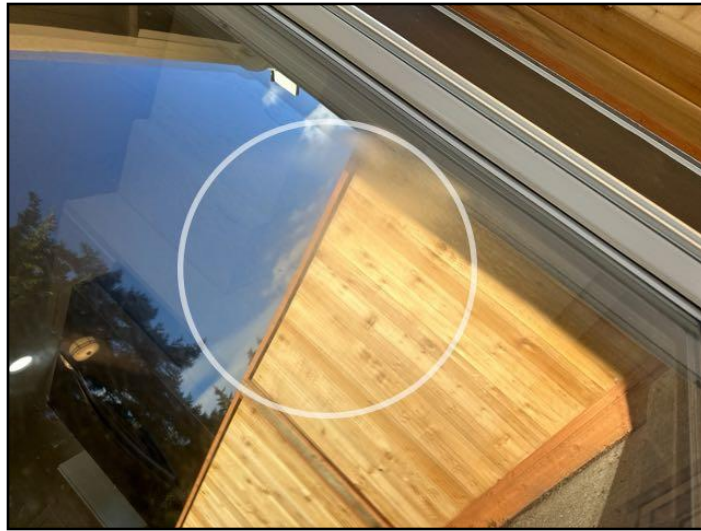
Task: Further evaluation by qualified professional recommended to repair as needed

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61.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Loose deck board

Task: Repair or replace



62. Loose deck board

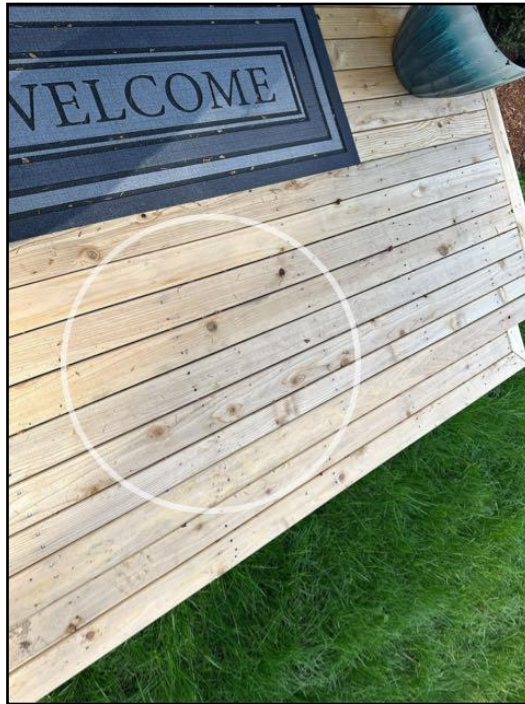
Condition: • I am unsure if the back porch was stained but recommend ensuring it is or gets stained

EXTERIOR

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63.

LANDSCAPING \ General notes

Condition: • [Trees or shrubs too close to building](#)

Trees and shrubs when too close or in contact could potentially allow insects into walls or cause damage to the siding finishings and the roof.

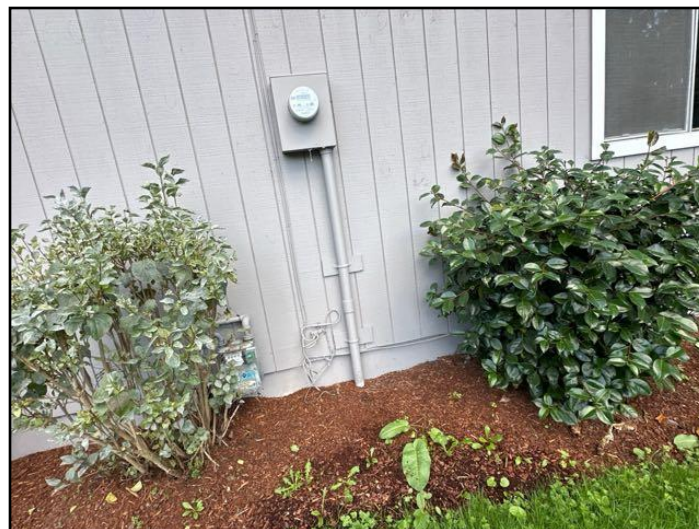
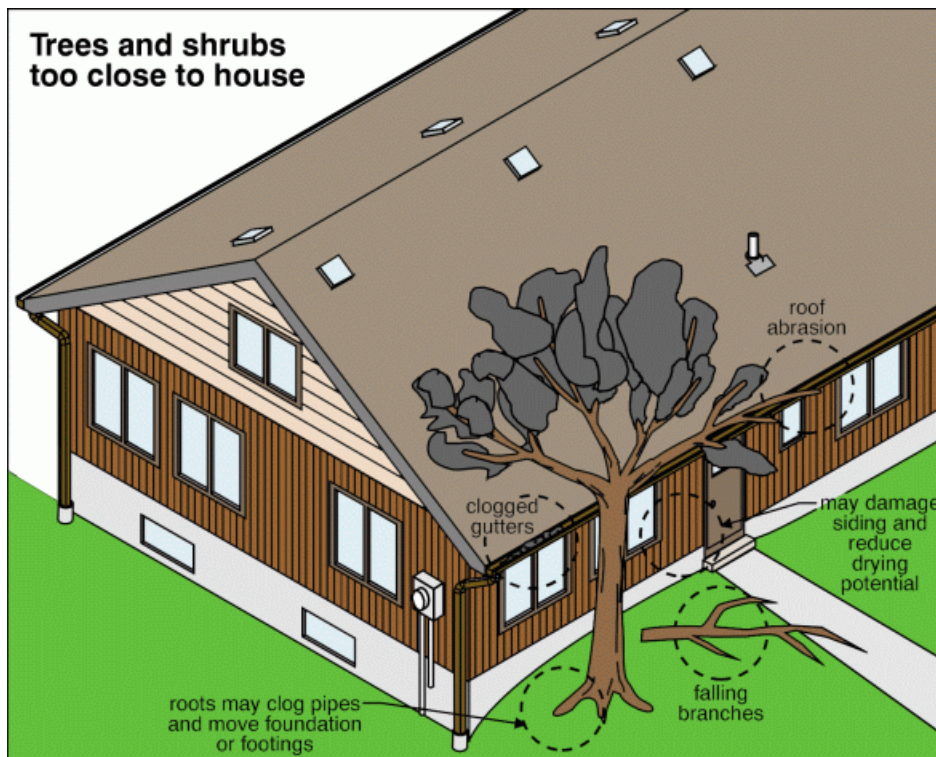
EXTERIOR

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64. Trees or shrubs too close to building

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Location: Multiple spots S, E,W

Task: Correct

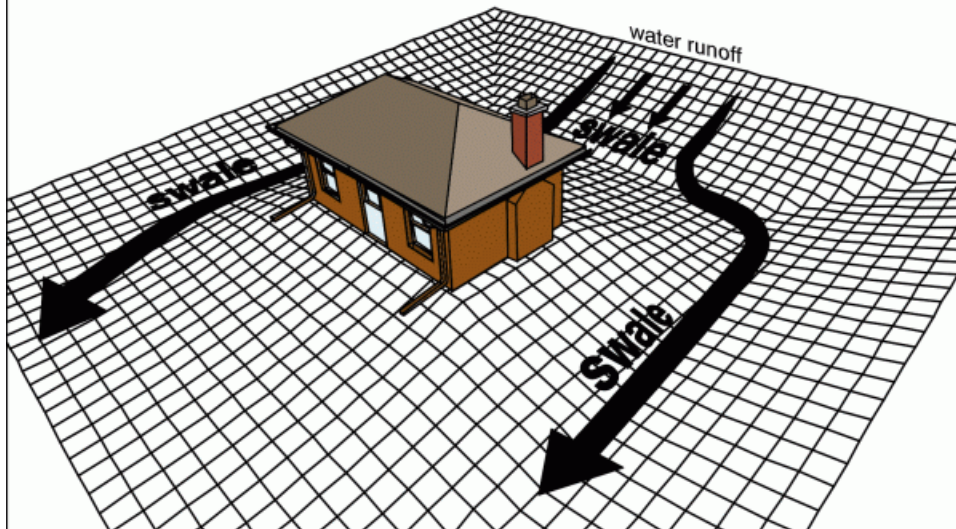
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommended grading slopes



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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65. *Improper slope or drainage*

LANDSCAPING \ Patios

Condition: • Unsealed gap at building

Task: Seal



66. *Unsealed gap at building*

LANDSCAPING \ Driveway

Condition: • [Cracked or damaged surfaces](#)

Settling cracking in driveway. Settlement cracking in walkways, driveways, concrete patios, and garages is very common. Sealing the cracks can typically help with preventing future erosion. Concrete caulking can usually be used to do this and

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adding small pebbles or sand to the caulk can leave a nicer appearance. If the cracking is more significant causing uneven trip hazards or major slopes where ponding can occur, a slab jack service may need to be done.

Location: Driveway and walkway in back of house



67. Cracked or damaged surfaces

GARAGE \ Floor

Condition: • [Cracked](#)

Task: Periodically monitor and seal if needed



68. Cracked

GARAGE \ Door into garage from living space (man-door)

Condition: • [No self-closer](#)

The self closing hung doesn't work anymore.

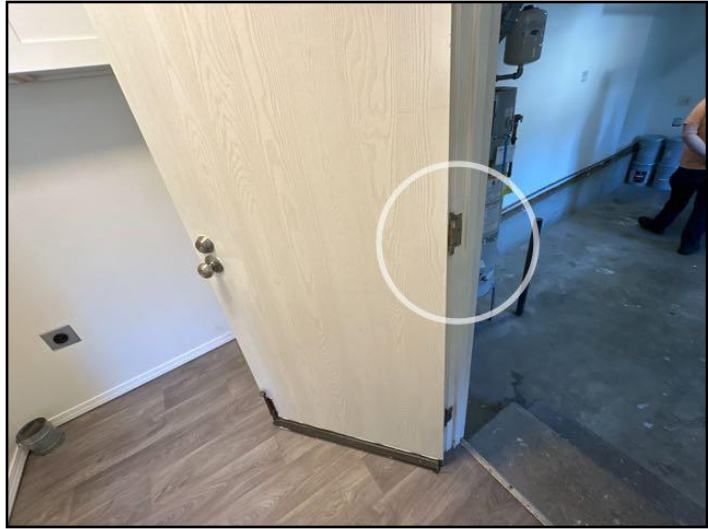
Task: Replace and adjust

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69. *No self-closer*

STRUCTURE

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Description

General: • There is an old abandoned bathroom exhaust duct in attic not connected to anything. No action needed it's just debris.

Configuration:

- [Crawlspace](#)

Pictures of crawlspace



70. Crawlspace



71. Crawlspace



72. Crawlspace



73. Crawlspace

STRUCTURE

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74. Crawlspace

75. Crawlspace

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Trusses](#)

Pictures of framing



76. Trusses

77. Trusses

STRUCTURE

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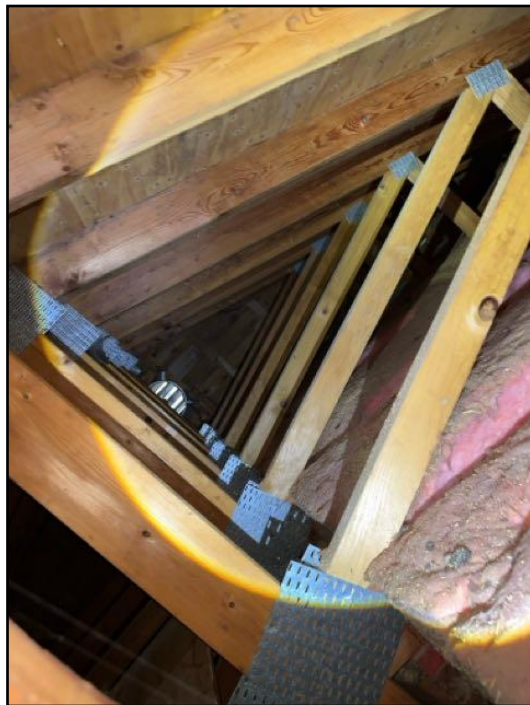
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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78. Trusses



79. Trusses

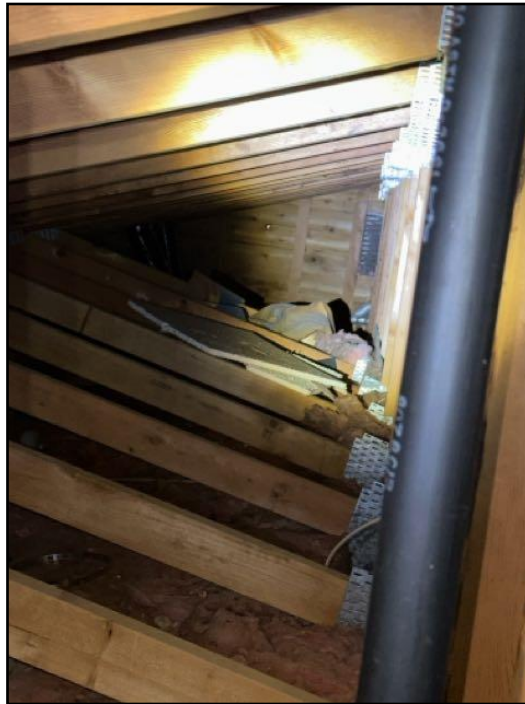


80. Trusses



81. Trusses

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



82. Trusses

Limitations

Attic/roof space: • Entered but access was limited

Crawlspace: • Entered but access was limited

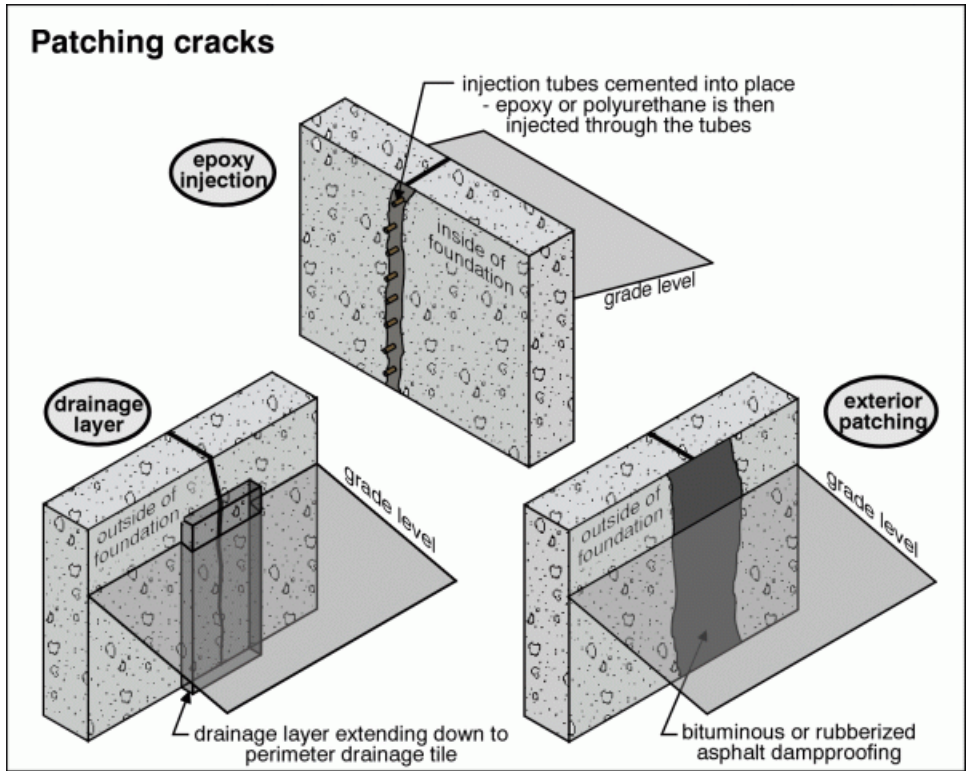
Recommendations

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Typical minor foundation cracks. Foundation cracking is extremely common even in brand new homes. Poured concrete shrinks during the curing process, which usually results in small cracks. Cracking usually doesn't need to be addressed unless they are more significant, have specific angles, and there is evidence of continuous movement. If the cracks are wide enough, water can sometimes seep through and get into a crawlspace or basement. In these situations they should be sealed from the outside. Cracks wider than 1/4 inch should always be evaluated by a structural contractor.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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83. Typical minor cracks



84. Typical minor cracks

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • [Water stains](#)

Water stains and organic growth found throughout attic. There are signs that the water stains are leaks and leaking into the insulation. Thermal imaging found dozens of spots where the sheathing was cold and had water stains. I tested the For moisture and had high levels. I tested another spot without water stains for moisture as a control and it was more than half as much moisture. All of these signs and the condition of the shingles indicate the roof is leaking and past its life expectancy.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Fungus growth is a common thing to find in the Pacific Northwest due to its climate. Presence of mold should be tested for which type and whether it is hazardous or not. A mold remediation company should be contacted for further evaluation and to do proper remediation. These companies have special skills and practices that ensure the proper procedures are done. There are multiple types of remediation including removing the mold from the area and fogging. Methods applied to correct a mold issue depends on where, severity of quantity, and the type of mold. Common causes of mold in attics are roof leaks, improper attic ventilation, or a disconnected vent from a moist area IE bathrooms and kitchens. Occasionally when newer homes are built the wood materials are wet from outside storage and the growth occurs during the construction process. The cause for the mold should be addressed when attempting remediation or the problem may persist. Applying a mold resistant primer will not kill the mold and merely will hide it. If attempting to correct a mold issue yourself please read the labels on the product and look for mold killer not mold resistant. Dead mold may still affect someone with allergies. If attempting to remove and clean mold yourself, dish soap is a good way to scrub it off, bleach can help kill anything left, and mold prevention primer can help prevent it. Masks should be worn and proper PPE should be worn. Any section being cleaned should be blocked off and clothes worn should be removed before entering into living space to help prevent mold spores from attaching into living spaces. See EPA website below for more information. <https://www.epa.gov/mold> It is normal for some fungal spores to be present in a normal indoor environment; however, no EPA regulations exist for safe air quality related to mold. Several agencies (EPA, CDC, OSHA) have guidelines for interpreting mold results, but have no threshold for quantity.

Task: New roof and mold remediation.



85. Water stains



86. Water stains

STRUCTURE

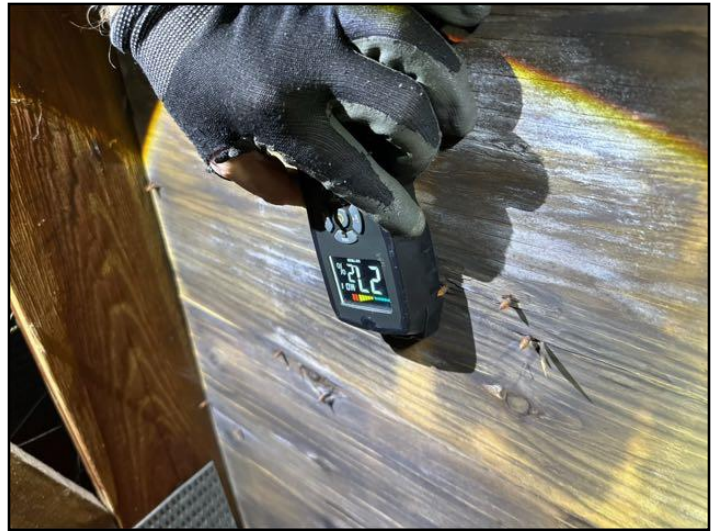
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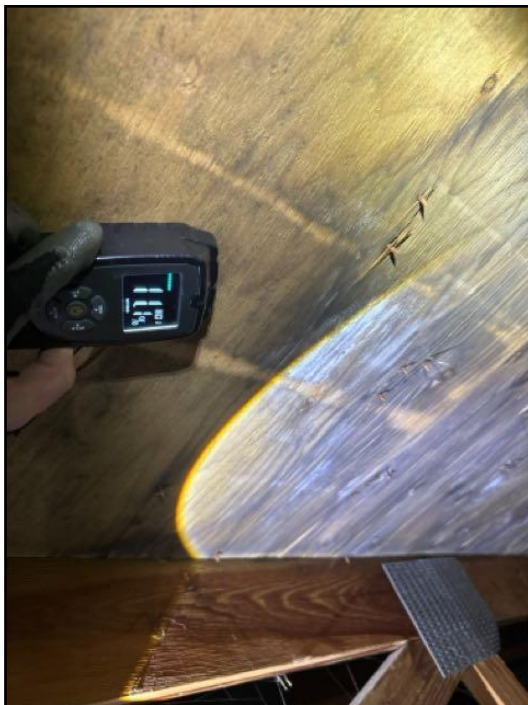
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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87. Water stains



88. Water stains



89. Water stains



90. Water stains

Description

General: • This switch turns off the microwave.



91.

General: • Not sure what the wires for the shed are for.



92.

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

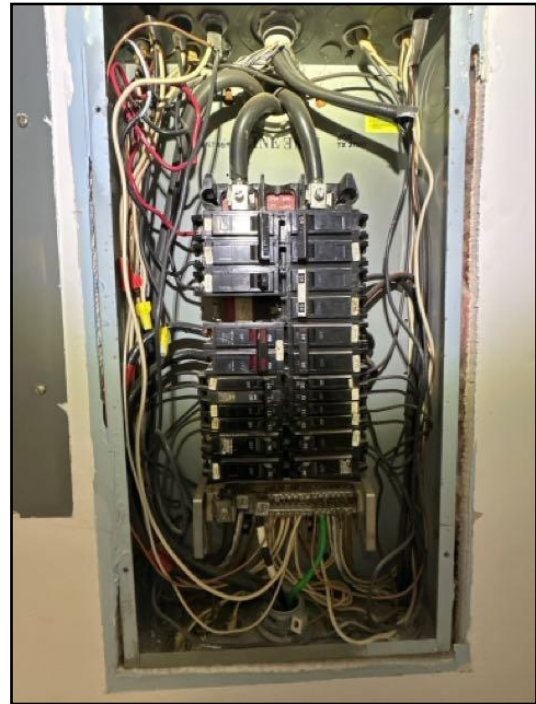
• [Breakers - garage](#)

No overheating found

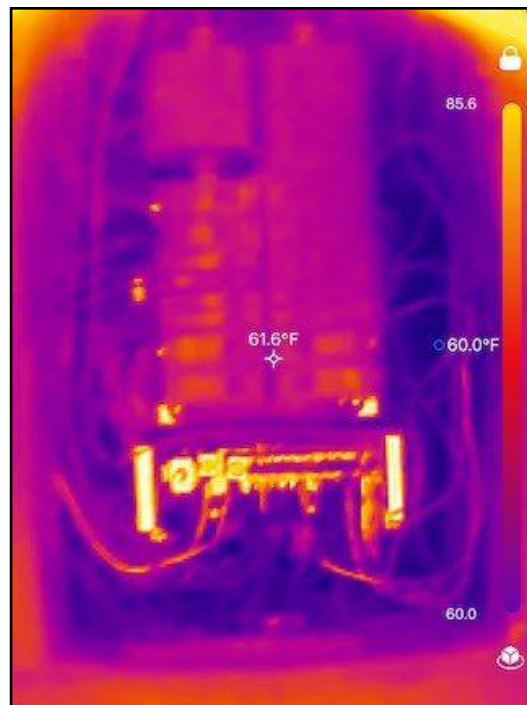
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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93. Breakers - garage



94. Breakers - garage



95. Breakers - garage

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Smoke alarms (detectors): • Note: Smoke detectors are recommended in every livable space including hallways of the home and at least one carbon monoxide detector on each floor. Smoke alarms and carbon monoxide detectors should be installed a garage as well. Testing of smoke detectors is not typically part of a home inspection. Pushing the "Test" button will only verify that it has power and not the operational workings of the detector. Filling the detector with smoke would verify its operational status. Replacing batteries should be done routinely and before the typical life expectancy of the battery is up. Older smoke detectors past approximately 10 years old should be replaced.

Carbon monoxide (CO) alarms (detectors): • Present

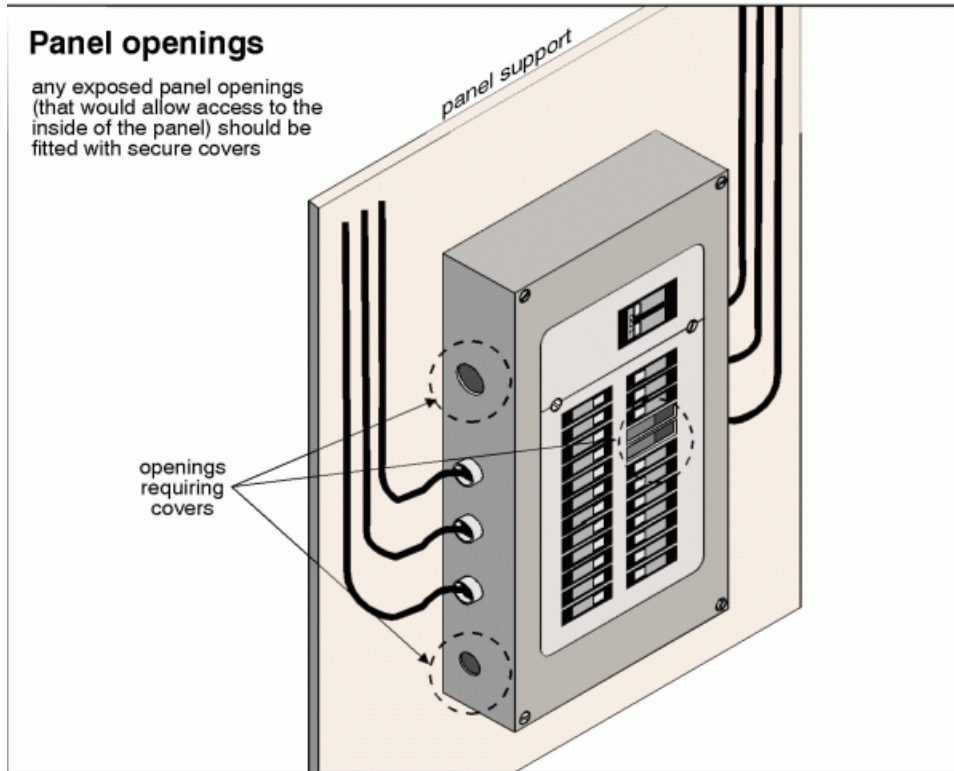
Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Openings in the sub panel dead front cover.

Task: Provide fittings to cover for safety



Condition: • The labels and the breakers do not make sense amperage wise. Some of the wires for breakers are undersized or oversized for the breakers. Both panels have poor labeling

Task: Further evaluation by electrician and properly label or make corrections if needed

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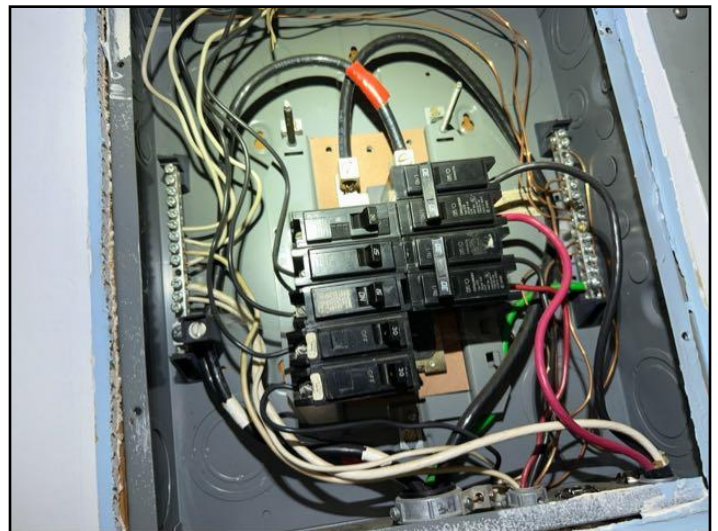
96.

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • Picture of sub panel. No overheating found

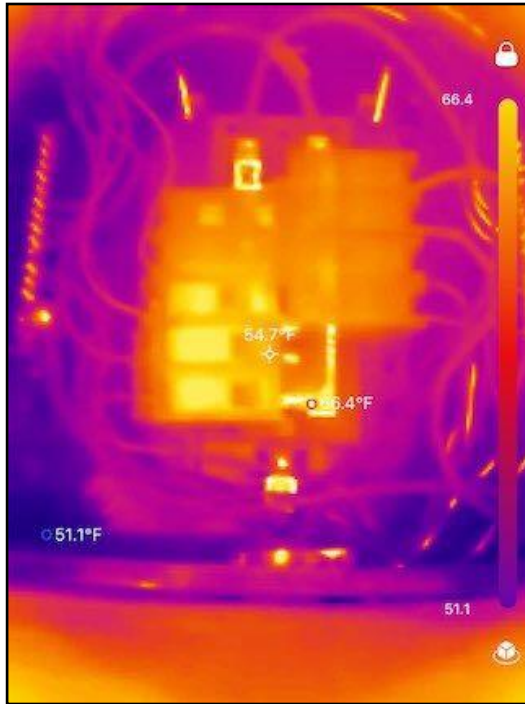


97.



98.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



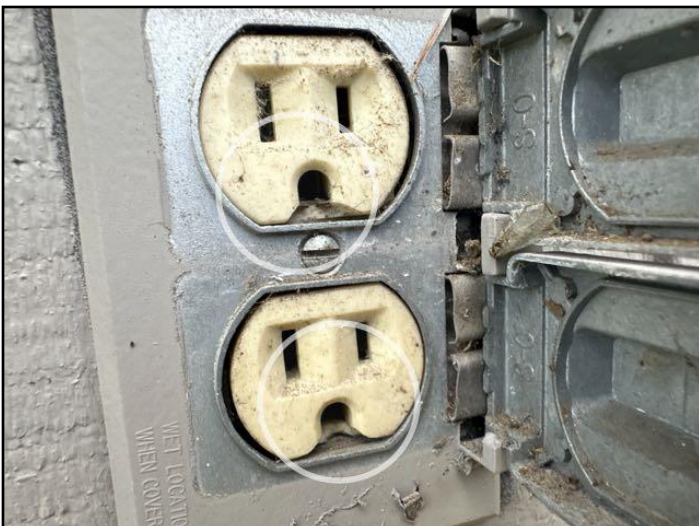
99.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

Damaged receptacles should be replaced and are typically older. Older receptacles and some cheaper quality types will often experience issues especially in activity areas including but not limited to bedrooms, kitchens, and often exterior receptacles are common to have damage. Over time they become loose, grounding slots can get damaged, and plugs won't sit snug inside. All these issues can become safety issues, can loosen wires and possibly cause other issues including arcing. Furniture and storage can sometimes limit the inspection. When any of these conditions are apparent I recommend having a licensed electrician evaluate all receptacles for any issues and repair or replace as needed.

Location: Front exterior, back exterior, garage receptacles



100. Damage



101. Damage

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Condition: • [Inoperative](#)

Location: Front exterior, side exterior. The garage GFCI won't reset so may be because of that

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



102. Inoperative



103. Inoperative

Condition: • [Ungrounded](#)

Ungrounded outlets are a safety hazard. Mid century homes and before commonly would have ungrounded wiring and or knob and tube wiring. Upgrading the wiring to grounded NMC would be the best option but can be expensive. Upgrading the outlets or breakers with GFCI dual AFCI combination types with a label(no equipment ground) is a less expensive option. This would protect against ground faults and arcing. Some older electrical panels won't allow for AFCI breakers. Regardless of whether you replace the wiring with grounding or not, these safety devices are still recommended to be installed. Older ungrounded outlets should always be evaluated by a licensed electrician to help identify damaged wires, loose wires, or any other safety issues that may not be readily available during a non invasive visual home inspection. Newer homes that have ungrounded outlets could be caused by other issues and should be corrected. Ungrounded outlets should be corrected as soon as possible.

Location: Kitchen counter

Task: Further evaluation and see if it's an installation issue.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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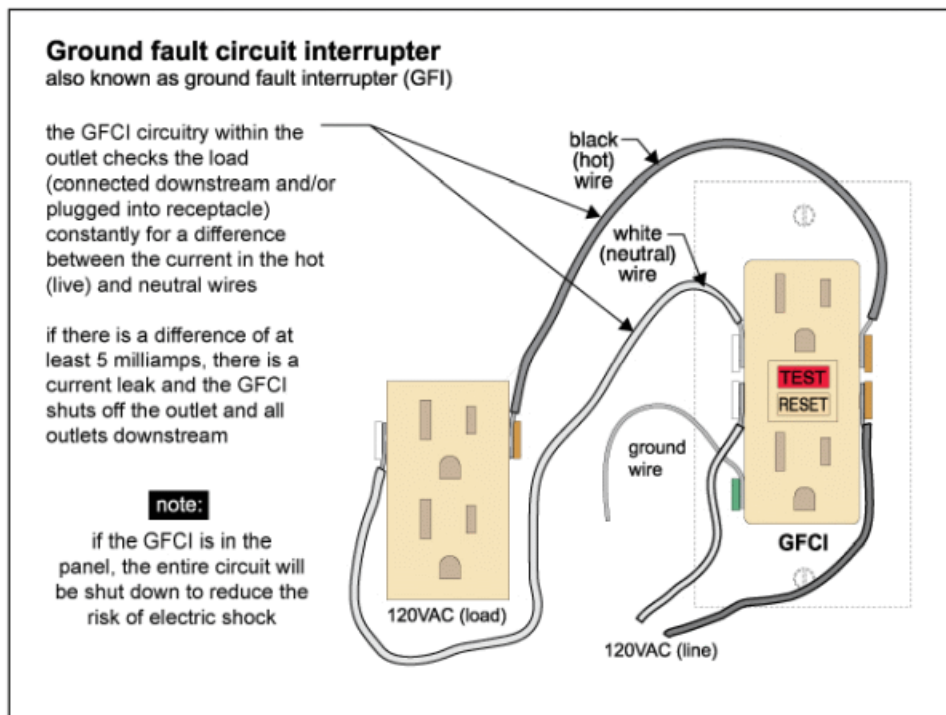
104. Ungrounded

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

GFCI's are recommended in all wet locations. These devices provide protection from shock hazards. If they are missing they should be installed as soon as possible for safety. Not all required outlets will need the test button, as long as it is downstream of a gfcf outlet. See link for more information. <https://apps.leg.wa.gov/wac/default.aspx?cite=296-46B-210>

Location: Back exterior, kitchen counter, some garage receptacles

Task: Provide





105. No GFCI/GFI (Ground Fault Circuit...

Condition: • There are scorch marks from possible arcing at the receptacle

Location: Primary bedrooms bathroom receptacle

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



106.

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • Recommend providing a receptacle on the island for electrical safety

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Lights that are inoperative are typically from burned out bulbs. However, there isn't a way of knowing for sure unless the bulb is replaced. If the bulb is at the exterior it may be a motion sensor or light sensor fixture . If the bulb is replaced and still doesn't work it could be from faulty wiring or damage to the fixture and further evaluation would be needed by a licensed electrician.

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Location: Missing back porch bulb, front porch



107. Inoperative



108. Inoperative



109. Inoperative



110. Inoperative

Condition: • Strobing lights in garage

Task: Further evaluation and correct

ELECTRICAL

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111.

HEATING

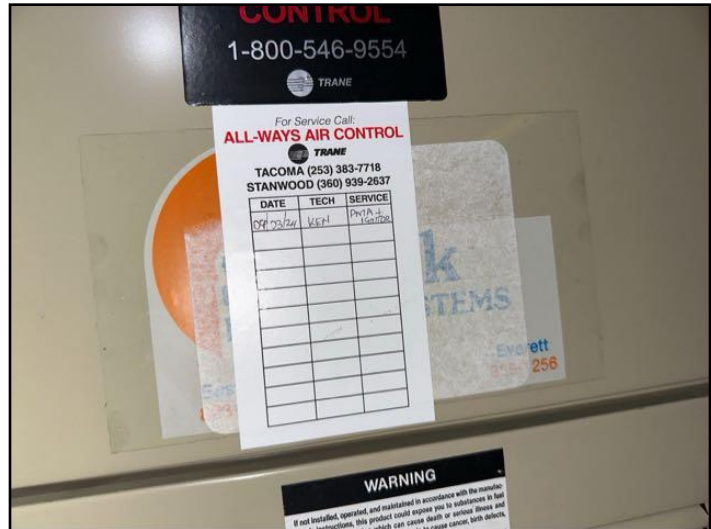
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Description

Heating system type:

- [Furnace](#)
- Recent service



112. Furnace

Fuel/energy source: • [Gas](#)

Exhaust venting method:

- [Direct vent - sealed combustion](#)

Sealed combustion forced air furnaces are considered to be safer than most. The furnace is however, pretty old.

Combustion air source: • Interior of building

Fireplace/stove: • [Wood-burning fireplace](#)

Chimney liner: • [Clay](#)

Location of the thermostat for the heating system: • Hallway

Recommendations

FURNACE \ Life expectancy

Condition: • [Old](#)

1992 furnace. Whenever heating and cooling systems are older than 5 years old or near the end of its life expectancy, I always recommend servicing and further evaluation by a licensed HVAC tech to run additional tests. Repairs can typically be made but eventually as heating and cooling systems become too old they may need to be replaced.

HEATING

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113. Old



114. Old

FURNACE \ Ducts, registers and grilles

Condition: • [Dirty](#)

Condition: • [Dirty](#)

Condition: • [Insulation missing, damaged](#)

Location: Various spots in crawlspace

Task: Repair/replace



115. Insulation missing, damaged



116. Insulation missing, damaged

GAS FURNACE \ Venting system

Condition: • The venting system is showing signs of rusting with water staining

Task: Further evaluation and correct if needed

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117.

CHIMNEY AND VENT \ Throat, smoke shelf & smoke chamber

Condition: • Signs of possible backdrafting. A damper is a possible cause of it.

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



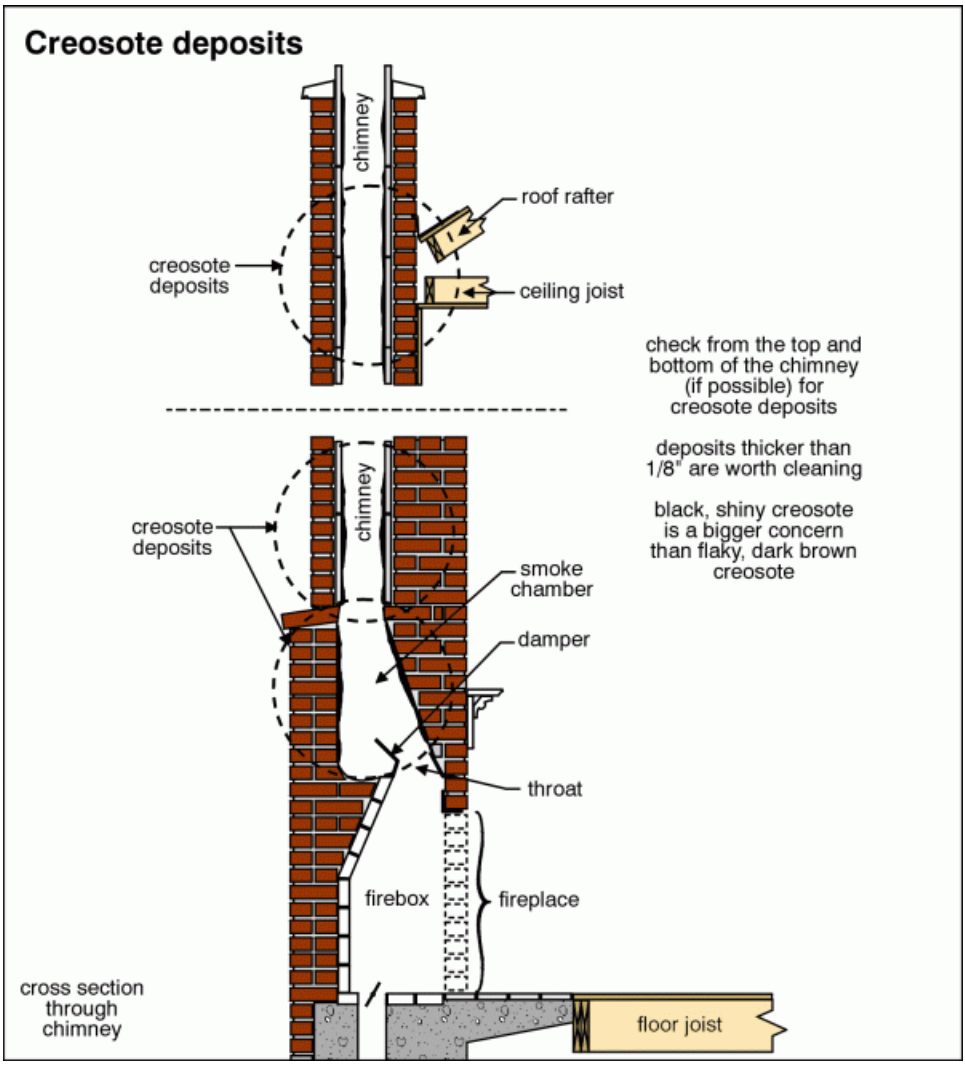
118.

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Creosote build-up](#)

Task: Recommend having cleaned/swept before use.

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119. Creosote build-up



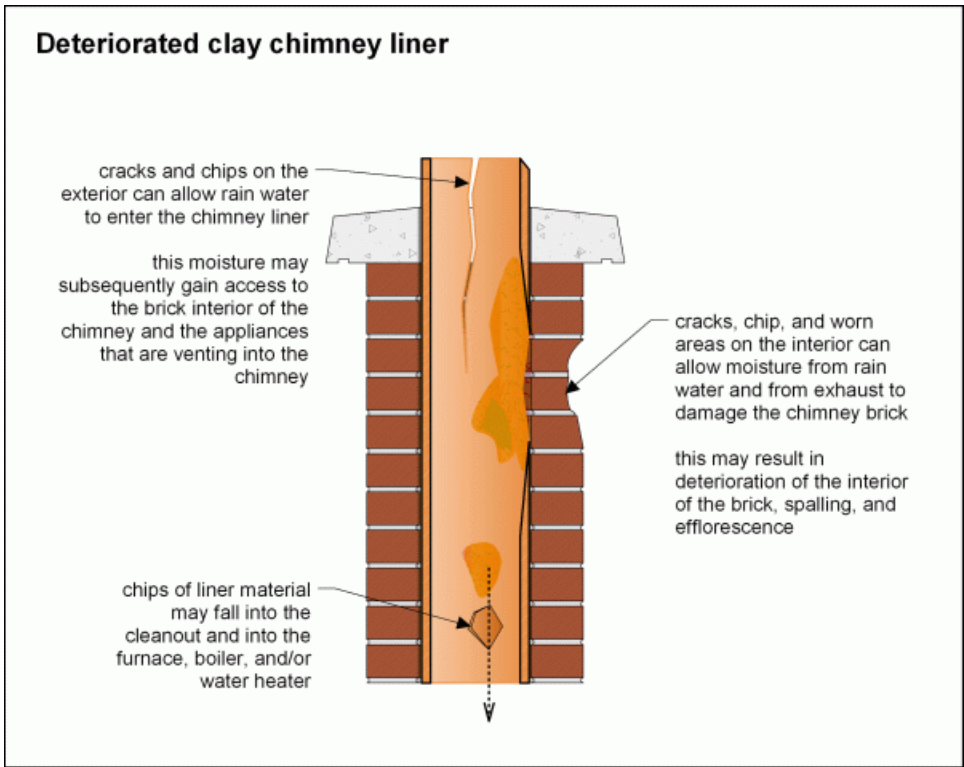
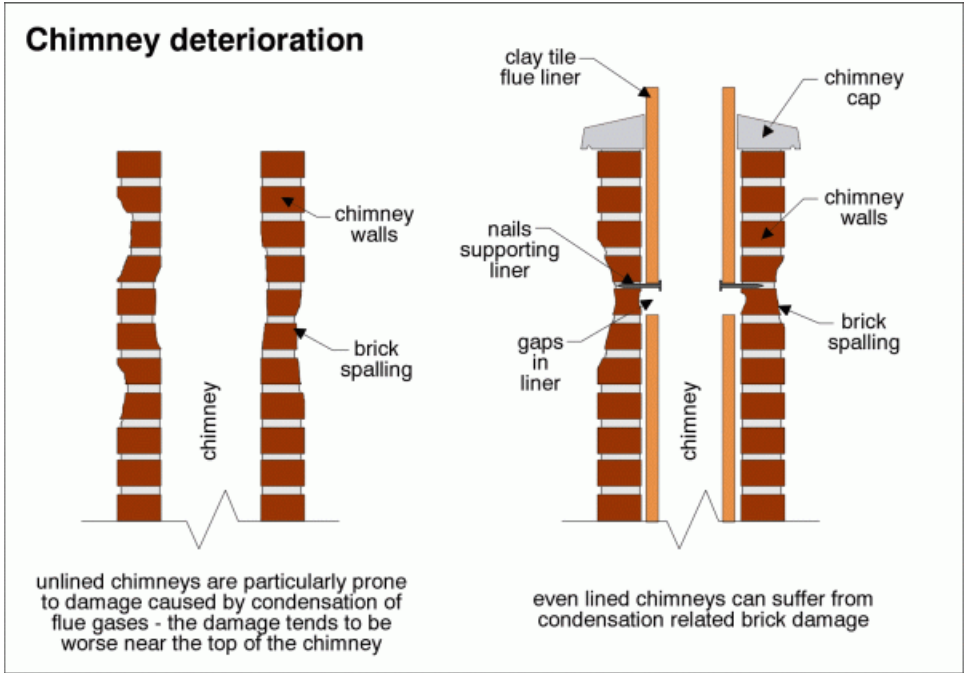
120. Creosote build-up

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Condition: • [Loose, missing or deteriorated masonry](#)

Some bricks are breaking apart and parts of the chimney crown are deteriorating and leaving holes that could leak.

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



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121. Loose, missing or deteriorated masonry



122. Loose, missing or deteriorated masonry



123. Loose, missing or deteriorated masonry



124. Loose, missing or deteriorated masonry

CHIMNEY AND VENT \ Metal cap

Condition: • Rust

The metal vent is heavily rusted and starting to flake apart

Task: Replace

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125. Rust

FIREPLACE \ General notes

Condition: • Loose and cracked brick

Task: Repair



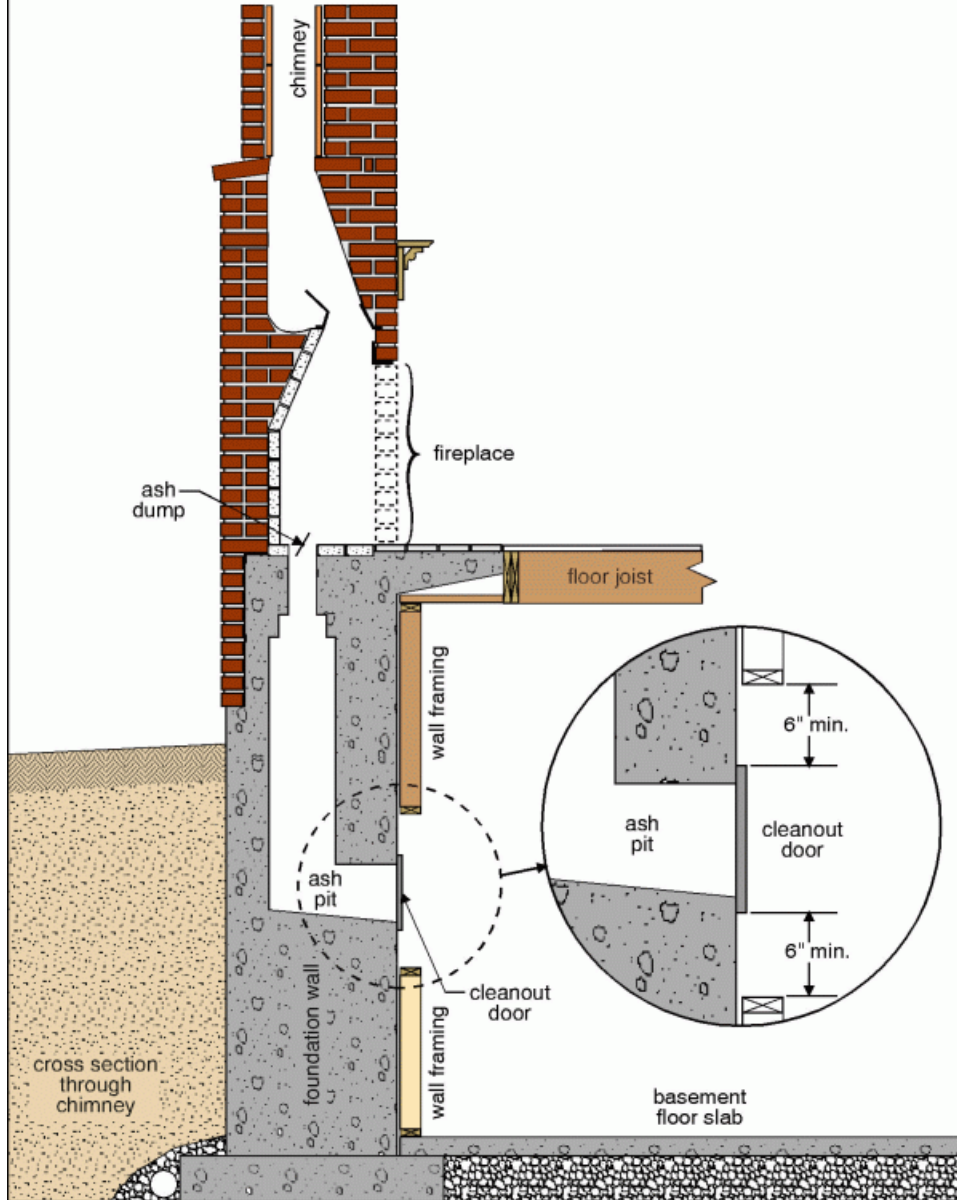
126.

FIREPLACE \ Ashpit

Condition: • [Cleanout door missing](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Fireplace cleanout - door too close to combustibles



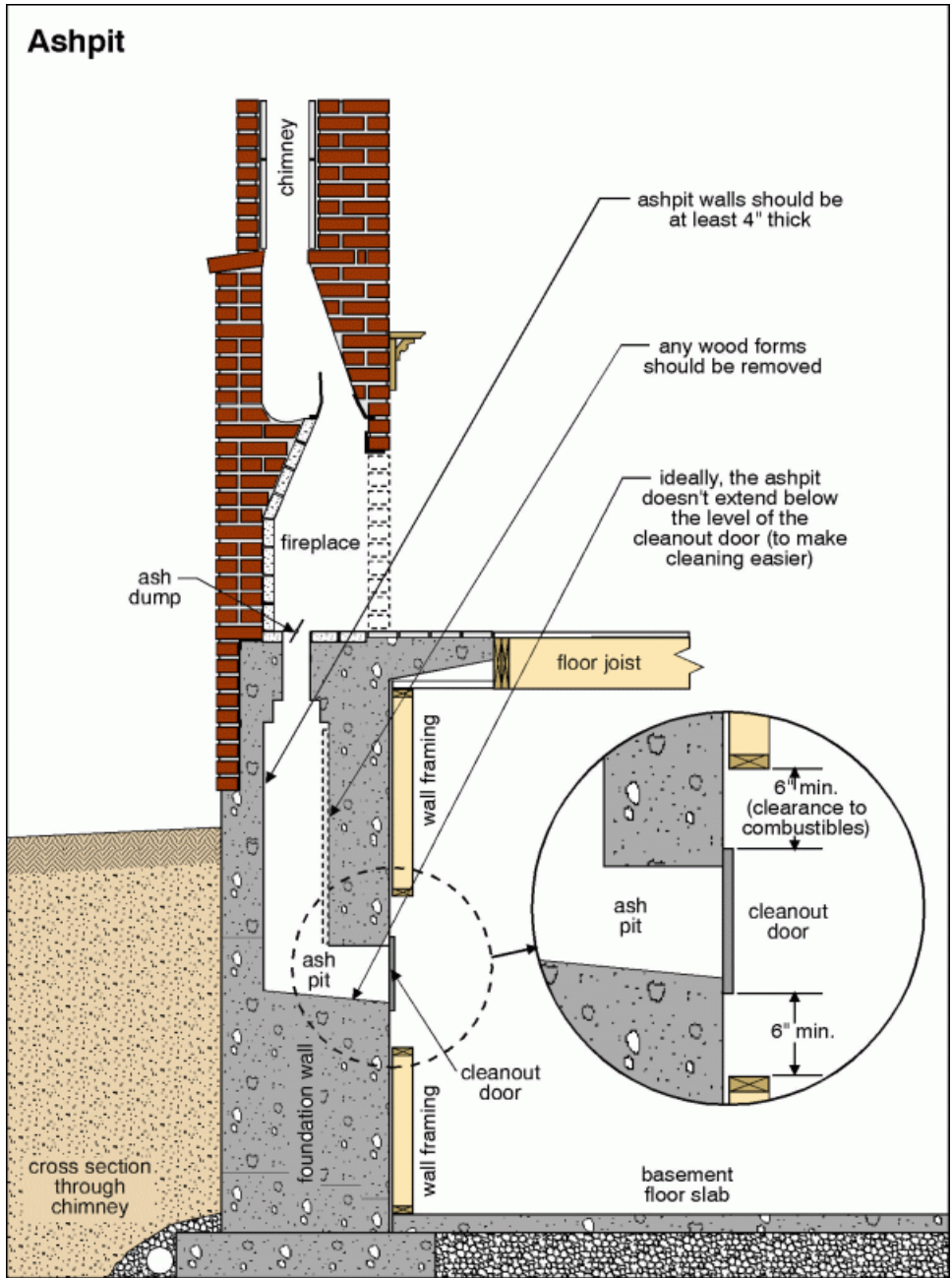
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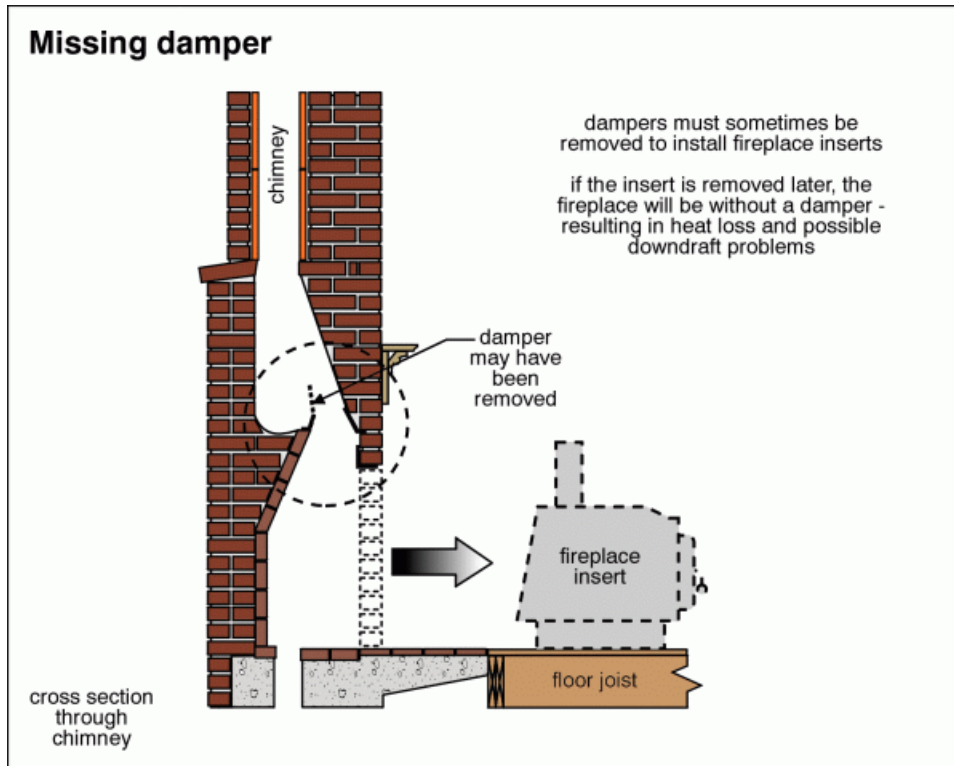


127. Cleanout door missing

FIREPLACE \ Damper

Condition: • [Missing](#)

Task: provide



COOLING & HEAT PUMP

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Description

Air conditioning type: • None present

INSULATION AND VENTILATION

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SUMMARY

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REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#) • [Cellulose](#)

Attic/roof insulation amount/value: • [R-24](#)

Attic/roof air/vapor barrier: • [Kraft paper](#)

Wall insulation amount/value: • Not visible

Floor above basement/crawlspace insulation amount/value: • R-28

Limitations

Attic inspection performed: • By entering attic, but access was limited

Recommendations

RECOMMENDATIONS \ General

Condition: • The dryer vent has lint build up

Task: Clean



128.

Condition: • The whole house fan doesn't have any insulation or foam insulation attached. This can increase energy costs if not done. The fan also is extremely loud and sounds like something is loose or it's banging on the roof structure

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

Add insulation or replace part of the ceiling vinyl slats for a different type.

INSULATION AND VENTILATION

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- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION**
 - PLUMBING
 - INTERIOR
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129.

ATTIC/ROOF \ Insulation

Condition: • Animal/pest droppings in attic

Several dozens of animal droppings in attic. Pest droppings found in crawlspace and or attic. Pest droppings is a highly common thing to find. It does not mean there is a pest issue or isn't one. It is easy for pests to get into into any crawlspace without gaps on homes because they can get in from just digging under the foundation. Typically if they are getting into the crawlspace in older uninsulated walled homes, they can be getting into the attic as well. Steps are recommended to be taken to help prevent this issue which a pest professional should further evaluate the crawlspace. Crawlspace vents and areas around a crawlspace should be checked to help prevent pests. Measures may or may not have already been taken to correct this issue but a home inspection only notes on information visually provided during the time and day of inspection. Looking for signs including amount of droppings, insulation torn, and disturbed vapor barriers are helpful ways to identify the level of severity. Correcting any damages, as well as cleaning any droppings and replacing damaged insulation is recommended. Home inspectors are not pest professionals and always recommend further evaluation. Having a pest service once a year is a great way to help prevent issues. Please see EPA guidelines link for more information.

<https://www.epa.gov/pesticides/epa-finalizes-updates-list-pests-significant-health-importance#:~:text=Federal%20law%20requires>

INSULATION AND VENTILATION

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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130. Animal/pest droppings in attic

FOUNDATION \ Interior insulation

Condition: • [Loose, sagging or voids](#)

Location: Various spots throughout

Task: Repair or replace insulation



131. Loose, sagging or voids



132. Loose, sagging or voids

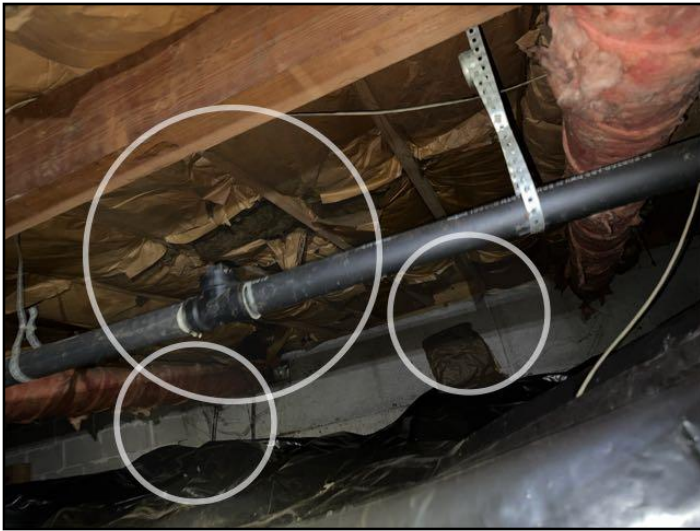
INSULATION AND VENTILATION

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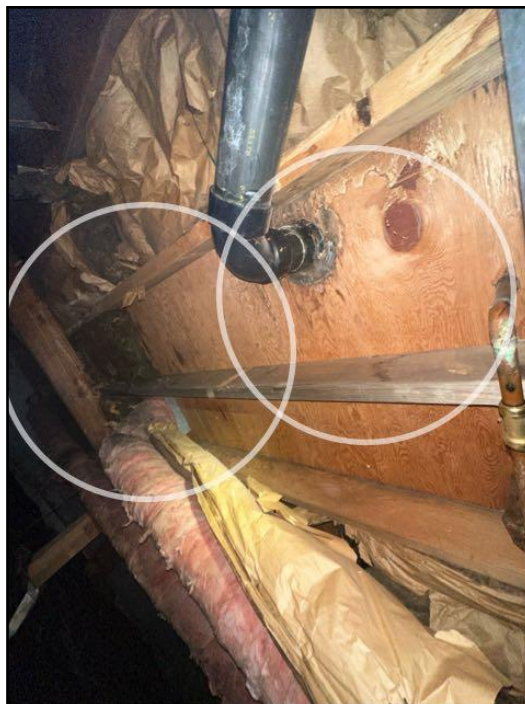
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



133. Loose, sagging or voids



134. Loose, sagging or voids



135. Loose, sagging or voids

FOUNDATION \ Crawlspace ventilation

Condition: • Obstructed

Location: Most vents

Task: Remove foam blocks

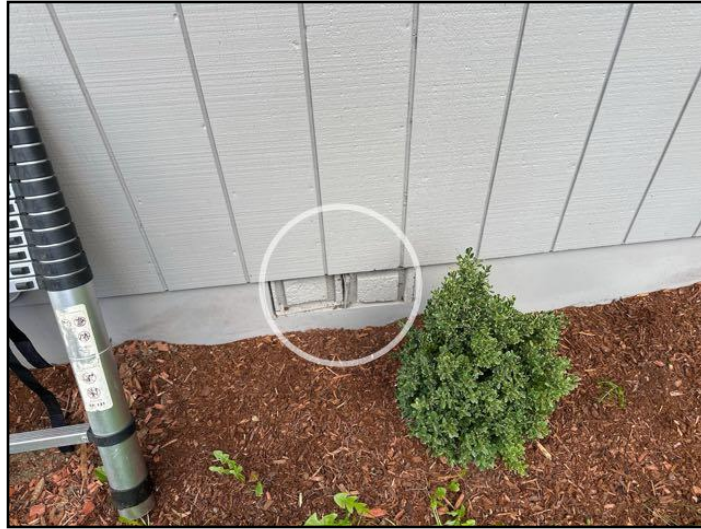
INSULATION AND VENTILATION

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136. *Obstructed*

CRAWLSPACE \ Hatch/Door

Condition: • Does not fit tightly

Task: Provide tightly sealed door



137. *Does not fit tightly*

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Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Crawlspace

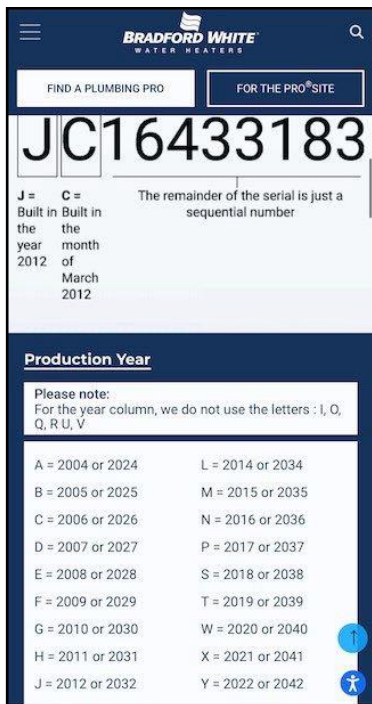
Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

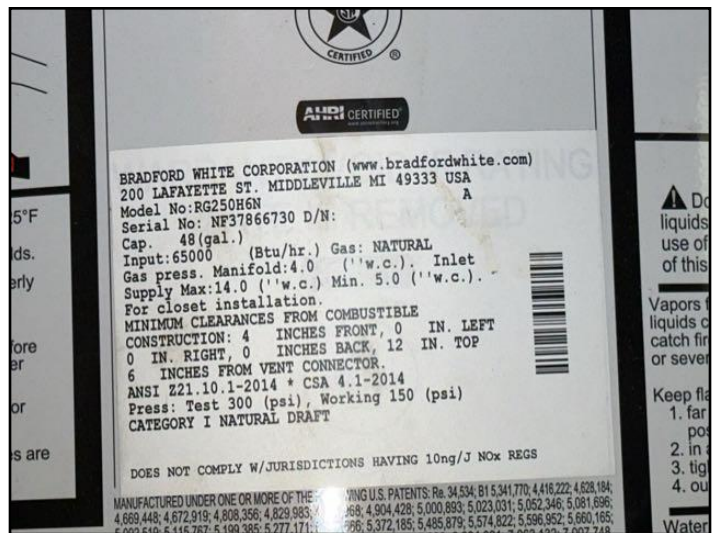
Water heater tank capacity: • 50 gallons

Water heater approximate age:

• 8 years



138. 8 years



139. 8 years

Waste and vent piping in building: • [Plastic](#) • [ABS plastic](#) • [PVC plastic](#)

Sewer cleanout location:

• Front yard

Sewer cleanouts are for plumbing services

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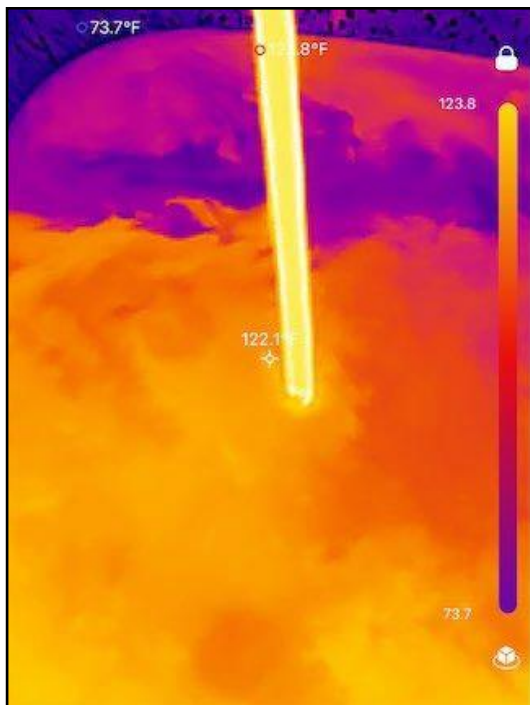
140. Front yard

Main gas shut off valve location: • Gas meter

Recommendations

RECOMMENDATIONS \ General

Condition: • Water is too hot. The recommended water temperature is approximately 120 degrees. Anything over that can cause 3rd degree burns if in contact for too long. Small children are more susceptible to this. If the temperature is below 120 degrees the water could potentially grow bacteria quicker. The temperature taken with the thermal camera is not exact and may be off by a couple degrees.



141.

Temperature Burn Chart		
Water Temperature	Time it takes for an adult to become scalded with a third-degree burn	Time it takes for a child to become scalded with a third-degree burn
155° F (68° C)	1 second	0.5 seconds
133° F (56° C)	15 seconds	4 seconds
120° F (49° C)	5 minutes	2-30 minutes
100° F (38° C)	safe temp. for bathing	safe temp. for bathing

142.

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Condition: • There are several leaks in the crawlspace, some near the bathrooms, some under, and some closer to the hall. There is signs of water staining on the floor joists which may indicate this has been going on a while. The sub flooring is saturated with moisture and is shown on the laminate flooring in the bathroom. Most of the moisture appears to be under the sink cabinet.

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

Time: As soon as possible



143.



144.



145.



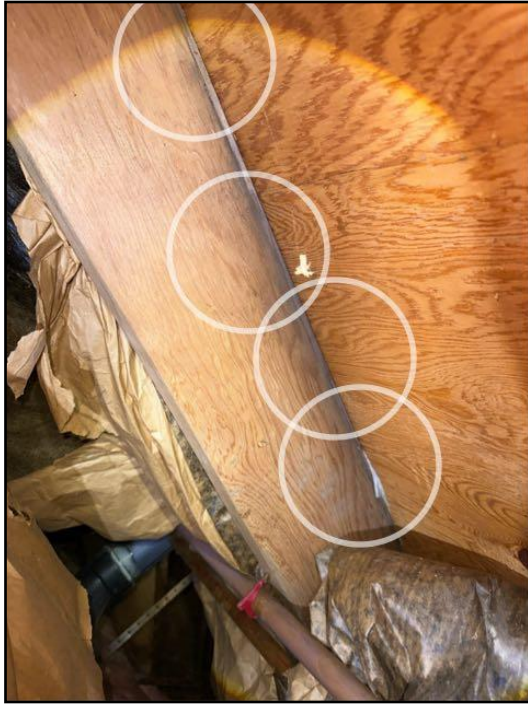
146.

PLUMBING

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147.



148.

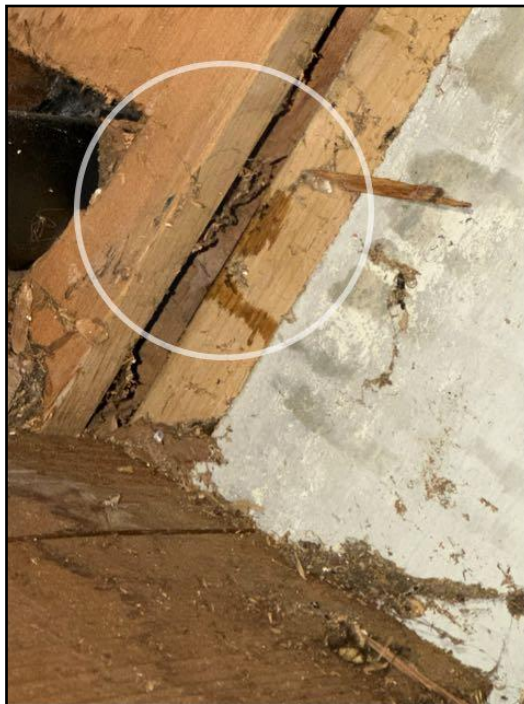


149.

Condition: • Leak u see kitchen sink cabinet with water staining

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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150.

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Corrosion

Signs of corrosion. Plumbing valves and connections at fixtures including but not limited to sinks and toilets will typically corrode quicker than the main homes supply plumbing. When corrosion or rust gets significant enough or rubber gaskets in the valves start to crack leaks can occur. If leaking or heavy corrosion has started and all of the fixtures valves were bought around the same time, the others may start leaking in the near future. This is similar to a lot of things in the home including light bulbs.

Location: Laundry room valves, hall bathroom valves,



151. Corrosion

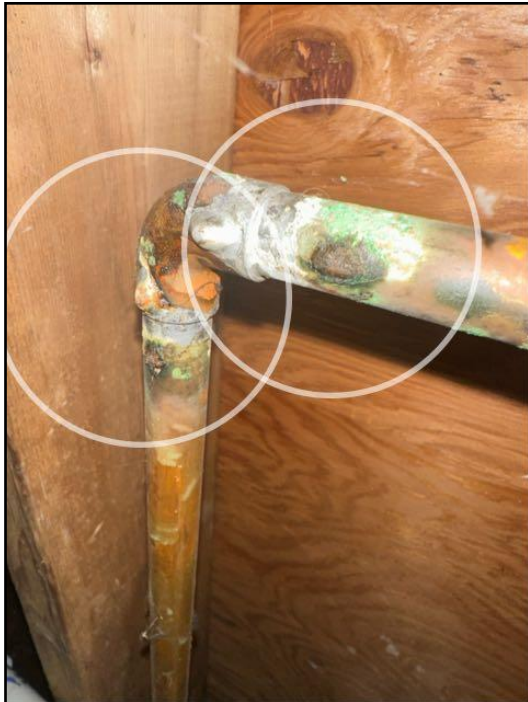
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Condition: • Corrosion

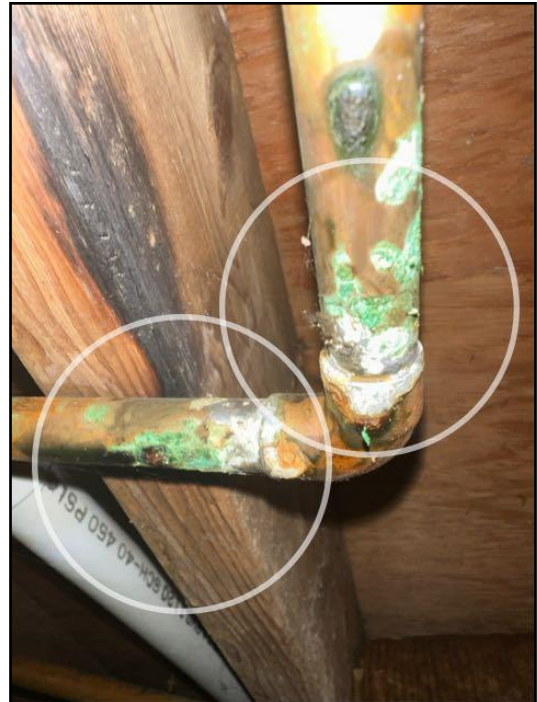
Copper pipes, along with most pipes have a life expectancy which may be around 50 years depending on quality of product and installation methods. There are some signs that help gauge the condition. Discoloration would be greenish or bluish stains on the pipes, which can indicate corrosion. Visible leaks or wet spots around the pipes. Low water pressure could be due to mineral buildup or corrosion inside the pipes. If the water tastes or smells metallic, it could be a sign of corrosion in the pipes. Dents bulges or other physical damage to the pipes, which could indicate issues. A licensed professional should further evaluate if any of these conditions arise. Solder flux will cause copper pipes to turn green if not wiped off. The discoloration is limited to areas bordering soldered joints, so it is likely caused by the flux not being wiped off back when the connections were originally soldered. It should be limited to surface discoloration, so I'd use something abrasive like emery cloth or steel wool to remove it. See link below for education on copper pipes life expectancy. <https://todayshomeowner.com/plumbing/guides/how-long-does-copper-pipe-last/>

Location: Various spots throughout

Task: Have plumber evaluate and replace if needed



152. Corrosion

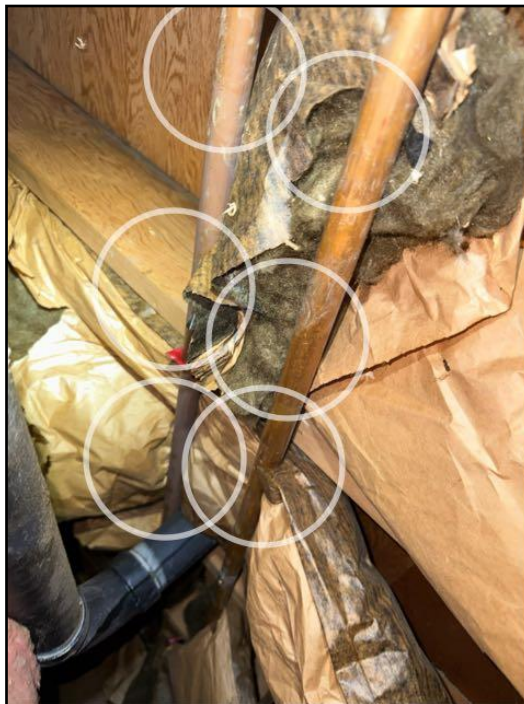


153. Corrosion

Condition: • Piping in the crawlspace isn't insulated

Task: Insulate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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154.

SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

Condition: • Recommended due to high supply water pressure
Residential plumbing should be between 40-80PSI.

Task: There appears to be a pressure regulator in the crawlspace where the new water service line comes in.

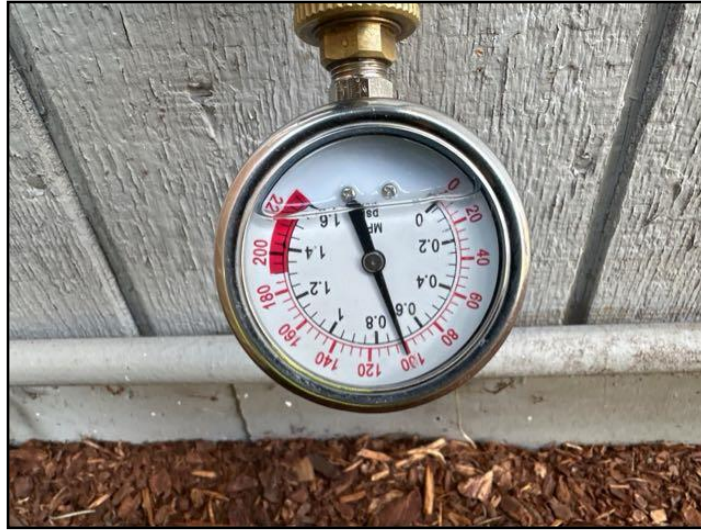


155. Recommended due to high supply water...



156. Recommended due to high supply water...

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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157. Recommended due to high supply water...

WASTE PLUMBING \ Drain piping - performance

Condition: • [Leak](#)

Location: Kitchen sink, primary bedrooms bathroom left hand sink

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

Time: As soon as possible



158. Leak



159. Leak

Condition: • [Leak](#)

Location: Under primary bedrooms bathroom

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

Time: As soon as possible

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160. Leak

FIXTURES AND FAUCETS \ Shower stall

Condition: • The hall shower would not work during inspection. I was unable to inspect the plumbing for leaks

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



161.

Condition: • Gaps around the shower handle

Task: Primary bedrooms bathroom

Time: Seal gaps

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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162.

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Signs of swelling at tub trim. It may get worse as time goes on

Task: Monitor, Repair or replace if needed



163.

FIXTURES AND FAUCETS \ Toilet

Condition: • Caulking around toilets may not be required but is recommended to help prevent splashed shower or sink water from getting underneath it. I do however also recommend leaving about a 3 inch gap around the back in case the toilet is leaking on the floor so you could see it.

PLUMBING

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164.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • Lead paint was manufactured and used in paint for various homes in the early to mid 1900's and use was stopped around 1978. Some homes shortly after 1978 may also have lead paint. Lead when painted over and undisturbed isn't an active issue. When paint gets damaged through to original paint (is still underneath, can release small particles which can be harmful. If planning on renovating or chipping off old paint I recommend having it tested by a lab and have a properly licensed company remove using safety equipment and procedures. Lead could be painted over in interior and exterior. See link for more information on lead.
<https://www.epa.gov/lead/protect-your-family-lead-your-home-english>

Major floor finishes: • [Laminate](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Sliders](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Limitations

Inspection limited/prevented by: • New finishes/paint

Recommendations

DOORS \ Doors and frames

Condition: • Door catches on frame when opening and closing

Location: Laundry room door, hall bathroom, office door, garage, hall closet door, most of all hinged doors, NW bedroom,

Condition: • No closet doors

Location: NW bedroom



165.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

DOORS \ Hardware

Condition: • [Loose](#)

Location: Primary bedrooms bathroom door

Task: Adjust/correct



166. Loose

Condition: • Latch not effective on exterior door

Location: Front door

Task: Adjust/correct



167. Latch not effective on exterior door

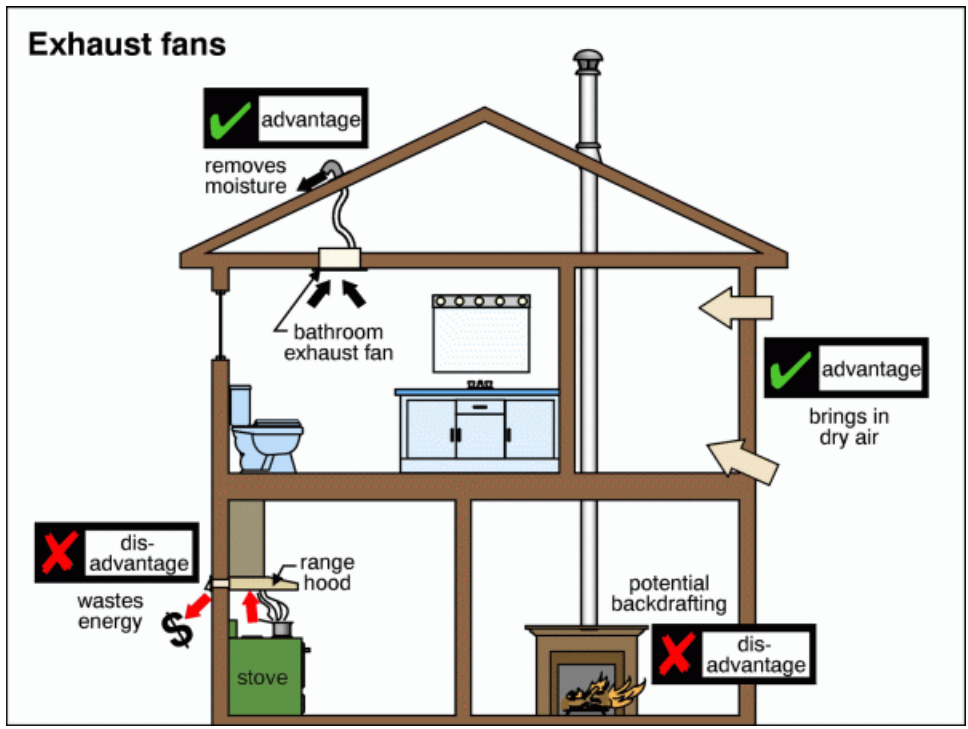
EXHAUST FANS \ General notes

Condition: • [Missing](#)

Location: Laundry room

Task: Provide

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Not vented to exterior

The microwave is installed as a re-circulating filtered vent. Venting to the exterior is recommended for moisture control



168. Not vented to exterior

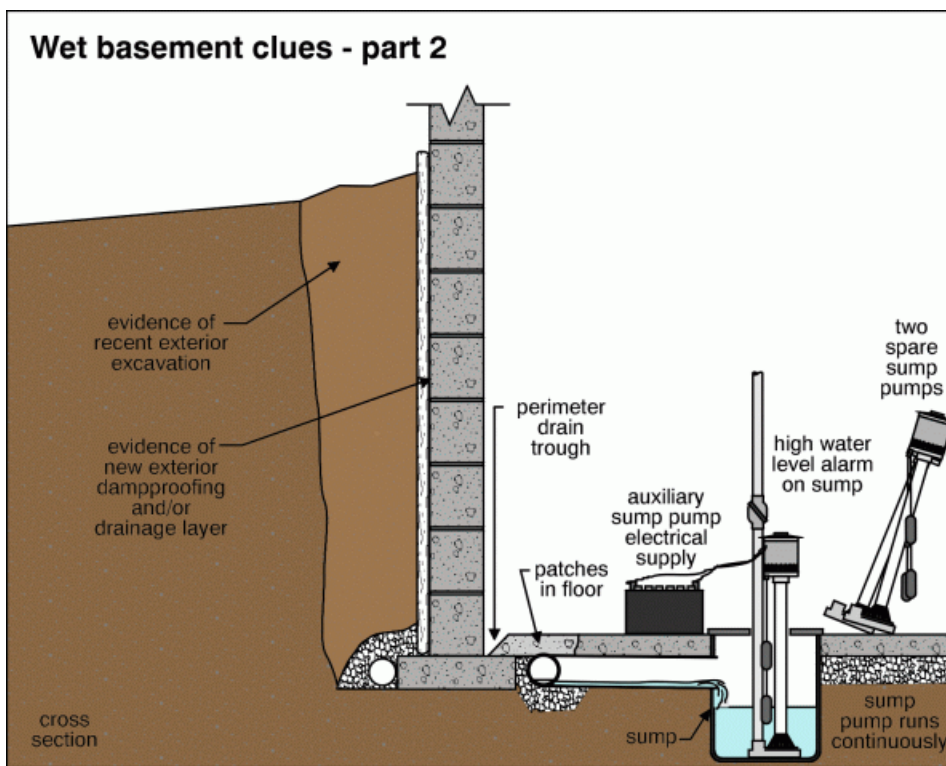
CRAWLSPACE \ Wet crawlspace - evidence

Condition: • [Efflorescence](#)

Moisture problems are frequently found in the basement of a home or building especially older homes in the PNW. Crawlspaces may be less common but are not exempt from these issues. Even in some of the driest of site conditions, foundations are continually exposed to moisture vapor from the ground. When basements are used inappropriately...

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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riately on sites with high groundwater, or in areas with intermittent periods of higher ground moisture levels due to rainfall and water table fluctuations, they are frequently exposed to bulk water. Therefore, foundations must be detailed to deal with the potential for water leakage through cracks and joints, capillary movement of water through foundation materials, vapor transmission of moisture through foundation materials, and condensation of moist air on cool foundation surfaces. A qualified professional should evaluate as there are several different reasons why water may be an issue. Some may include but not limited to, poor backfill, compacted backfill, no vapor barrier on the exterior wall, no swale, poor lot grading, poor downspout extensions, and high water table or springs. Much older homes are more likely to show signs of previous or current issues. It is difficult to know what attempts for proper drainage were used over the years but it was more common to not have gutters or downspout extensions back in the day. Depending on the severity and if it is an active issue, a qualified professional should evaluate and make a correction or corrections. Some corrections may include but not limited to, extending downspouts, correcting the grading or providing a swale, sealing gaps or water proofing the concrete wall from the exterior, creating a drainage system IE French drain system, or creating a sump pump drainage system.



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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169. Efflorescence



170. Efflorescence

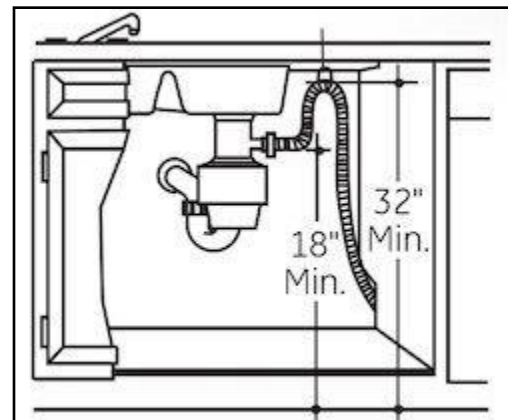
APPLIANCES \ Dishwasher

Condition: • Backflow prevention high loop missing

A high loop is a raised waste line between the dishwasher and the kitchen sink waste line. Attaching the dishwasher drain to the upper portion inside the kitchen sink cabinet can help prevent waste water back-flow in low flow or clogging conditions. Essentially without the high loop there is a possibility that waste water will enter into the dishwasher. Some dishwashers have a high loop in the machine but is still recommended under the sink. Some back-flow prevention devices are installed into the actual sink as an air gap, but most older sinks and older homes typically didn't/don't have that type of installment. If the dishwasher hose is long enough then this would be a relatively simple and cheap task to accomplish.



171. Backflow prevention high loop missing



172. Backflow prevention high loop missing

Condition: • The dishwasher is crooked

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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173.

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Possible asbestos containing materials

Asbestos was manufactured and used in various homes up until 1978 and some shortly after. Asbestos in homes should not be disturbed. Asbestos in a home isn't inherently bad except when damaged, small particles of dust can be harmful. If planning on removing any asbestos I recommend getting it tested and having a properly licensed company do so with the proper safety equipment and procedures to do so. Some items that may contain asbestos include but are not limited to floor tiles, ceiling tiles, siding, roofing a specific type of insulation, white ducting tape, popcorn ceilings, electrical wiring, and lap & plaster walls. Here's some useful links. <https://www.asbestos.com/asbestos/information/>

<https://www.bobvila.com/articles/asbestos-floor-tiles/>

<https://www.asbestos123.com/news/identify-asbestos-in-ceiling-tiles/amp/>

<https://www.airpf.com/asbestos-plaster-walls-what-does-asbestos-look-like-in-walls/#:~:text=Asbestos%20plaster%20walls%20we>

Location: Popcorn ceilings

INTERIOR

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174. Possible asbestos containing materials

COMMENTS \ Additional

Condition: • Cosmetic items and other notes are listed here at the end of the report. Note, when furniture, furnishings, and storage are moved there may be scratches, holes, and other damages that were not visible. Some of these items may already be easily visible. Cosmetic items aren't part of an inspection and are not looked at as scrupulously as more important items. However, they are listed here and separate to keep focus on the rest of the report.

Condition: • Missing window screen



175.

- SUMMARY
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Condition: • Bent window screen



176.

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Description

General: • Outbuildings, sheds, detached garages, and unfinished areas not part of the main livable house are located here. They are not inspected as scrupulously due to the fact that they are not livable areas. This section will include various notes and any major safety issues will be located in the main section of the report.

General: • Old stain and missing gutters/downspouts at shed



177.

General: • Wood soil contact can damage wood



178.

General: • Small amounts of mildew growth and water stains. The siding has gaps around it

SITE INFO

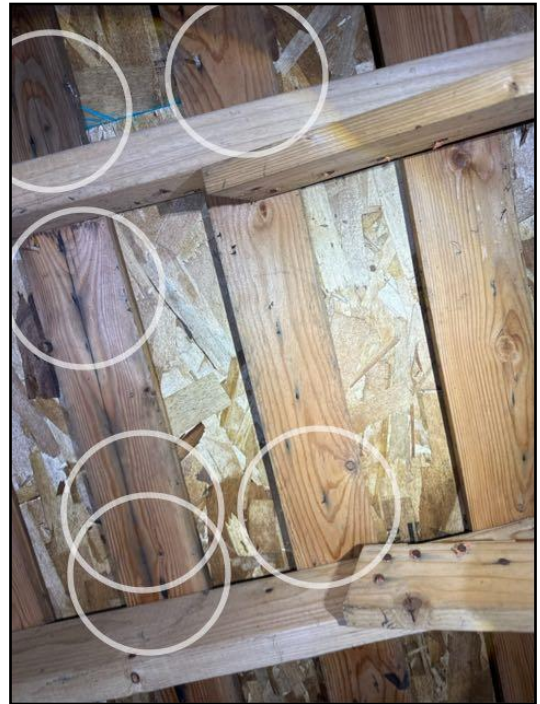
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179.



180.



181.

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

