



Prepared by:
Austin McFeeley

Prepared For:

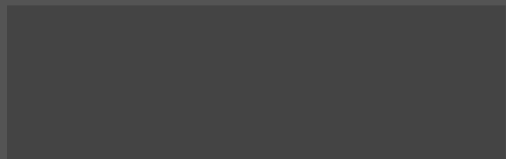
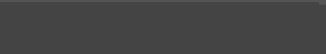


Table of contents

- Rating Information 1
- General Information 2
- Roof 3
- Exteriors 8
- Lots & Grounds 12
- Attic 14
- Electrical 16
- Heating System 20
- Water Heater 23
- Garage/Carport 26
- Kitchen 28
- Bathrooms/Laundry 31
- Interior 34
- Plumbing 37
- Basement/Crawlspace 40
- Final Comments 42
- Summary 44

Rating Information

- Inspected:** Item/component was performing its function and its condition was appropriate for its age and use at the time of inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
- Informational:** Item is for your information
- Not Inspected:** This item was not inspected
- Not Present:** This item was not present
- Marginal:** Issue is present but not significant
- Repair/Replace:** Item is in need of repair/replacing
- HAZARD:** Safety or structural hazard present
- Maintenance:** Item/component was functional overall, but was in need of normal maintenance and upkeep or was unconventional and needs examination by a qualified specialist.

General Information

Property & Inspection Details

Inspector Name: Austin McFeeey

Company Name: Transparent Inspections

Phone: 425-480-2530

Email: info@transparentinspections.com

Website: transparentinspections.com

Standards of Practice

Washington State SOP, NACHI - National Association of Certified Home Inspectors

Type of Building

Single Family

Roof

Disclaimer

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles and Materials

A roof requires maintenance and monitoring. Issues can arise at any time - before, during, and after your home inspection. Be sure to monitor and have your roof repaired by a qualified professional as needed.

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Viewed Roof from

Walked Roof

Roof Covering

Architectural

Chimney

Wood/cement Siding

Roof Coverings

Marginal

There is excessive debris and/or vegetation on the roof. This can allow water to sit on the roof and/or can block drainage. Recommend that the roof be cleaned, not by power washing.



Roof Coverings

Marginal

There are a number of shingles, most on the ridge, that have extra wear on them, almost certainly due to birds and/or squirrels. These shingles will need attention before the remainder of the roof does. Monitor and repair/replace as needed.



Roof Coverings

Marginal

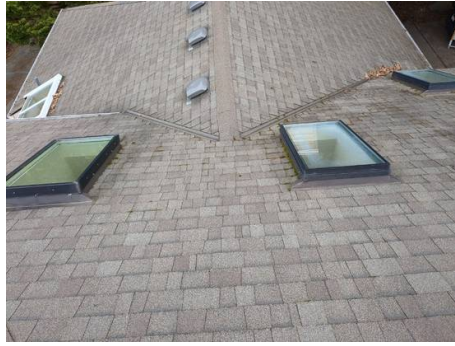
There is moss beginning to growing on the roof. Moss can also shorten the life of the roof by growing into the roofing material, both providing access for moisture and removing the covering. Recommend that the roof be treated, and if desired, cleaned but not by pressure washing.



Roof Coverings

Inspected

The roof is in overall acceptable condition. with proper maintenance and cleaning this should last for approximately 10 more years. This is for your information.



Flashing/Valleys

Inspected

Chimneys and Flues

Repair/Replace

Metal cap of chimney is inverted and is holding water and edge does not appear well sealed. This could potentially lead to water infiltration and damage. Recommend repair as needed.

The siding is deteriorated on bottom edge where the roof meets the siding of the chimney. Because the siding is in contact with the roof it is possible for framing to be deteriorated. We did not inspect behind this siding. A qualified contractor should inspect and repair as needed, most likely by cutting back the siding 1-2 inches.





Skylights

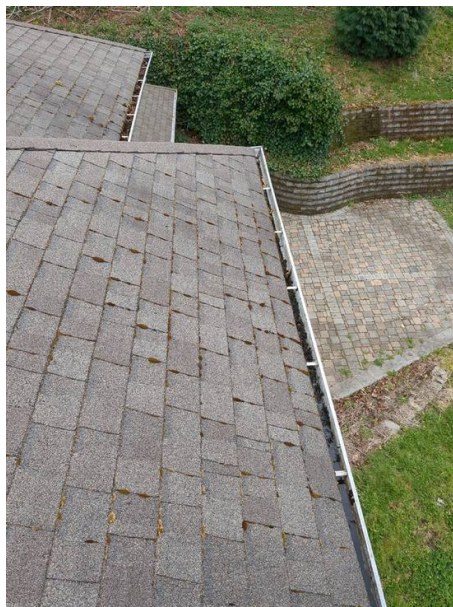
Inspected

Gutters/drainage

Repair/Replace

Gutters have vegetation clogging them and some water due to the blockage. Recommend gutters to be cleaned immediately and monitored in the future as this will be a reoccurring issue.

The gutters have a guard. This is a preventive measure to help keep debris out of the gutters. These have varying measures of success. It is still recommended to monitor gutters for clogging. For your information.



Fascia/tails

Inspected

Vents/Penetrations

Inspected

Eaves/Soffits

Inspected

Structure

Inspected

Gutters/drainage

Marginal

Gutter from upper level discharges its water onto the roof of the lower level. This puts the water at an angle that could possibly go under shingles. This also causes extra wear at this location. Recommend corrective action be taken, either metal flashing, adding a 90 degree angle to the downspout, or ideally extending the downspout into the lower gutter.



Exteriors

Disclaimer

Please note that the exterior of the home has limitations, such as vegetation, items being out of reach, and other limitations.

Styles and Materials

Please note that outbuildings are not part of this inspection. Any mention of an outbuilding or its components is strictly complementary and the inspector is not held liable for these comments. The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Exterior Doors

Wood

Siding Material

Wood

Appurtenance

Deck

Siding/Flashing/Trim

Repair/Replace

Siding in contact with ground in areas. Because the siding is in contact with ground it is possible for water to penetrate and damage the framing. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible and further exploration.

There is vegetation in contact with the siding of the home. This is a conducive condition for wood destroying organisms. Recommend vegetation to be removed/cut back from siding by 6-8 inches.

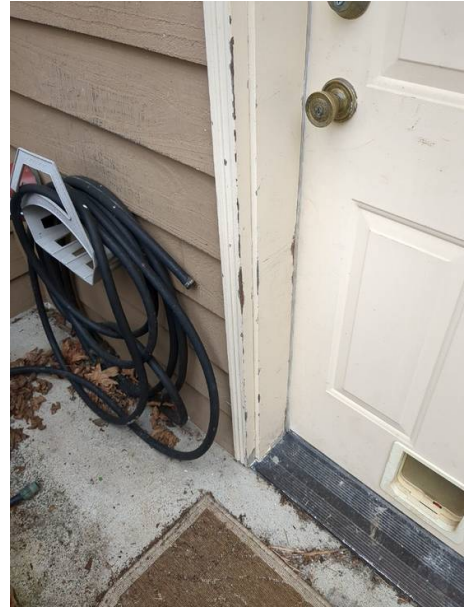


Siding/Flashing/Trim

Marginal

At the trim, the caulking is failing in several spots. This can potentially allow water intrusion and damage. Typically when some caulking fails, the remainder is nearing that same point. Recommend replacing failed caulking and monitoring the rest for future failure.

Paint failing or peeling on siding and trim in areas. This leaves the siding exposed and can lead to damage. Recommend prep and paint where needed.



Entry Doors

Inspected

Windows

Inspected

Deck, Patio, Steps and Railings

Maintenance

Deck boards are not sealed. This leaves wood exposed and can lead to water damage and deterioration. Recommend that deck be sanded, prepped and sealed.



Electric

Inspected

Vents

Inspected

Downspouts and drainage

Inspected

Subgrade or Crawlspace Entry/windows/vents

Inspected

Other

Not Present

Lots & Grounds

Disclaimer

Vegetation, trees, lack of access, and other items/situations limit the inspection of your lots and grounds

Styles and Materials

Your lots and grounds require constant care as a homeowner. Caring for decks, the grading around your home, and other items should be on your regular home maintenance checklist.

Driveway

Concrete

Driveway

Marginal

The concrete drive at the front of home has hairline cracks. Water can cause further deterioration if not repaired and sealed properly. Recommend that a patch or seal be installed to prevent water infiltration.

The wood spacers in the driveway are deteriorating. These are to prevent the slabs from moving. Recommend removing and replacing to prolong the life of the driveway.



Walkways

Inspected

Grading/Ground slope

Informational

Home sits on Hill, and rear of home has ground sloping towards it. It. This appears to be in good condition at this

time. Recommend monitoring above retaining wall.



Retaining Walls

Inspected

Vegetation/Trees

Inspected

Other

Not Present

Attic

Disclaimer

Secondary attic areas were not inspected unless otherwise indicated. Attics in general limit the inspection with insulation, debris, type of structure, and other factors. As such, not all areas were able to be fully inspected.

Style and Materials

The attic of a home is often forgotten about until there is an issue. Regular, professional inspections of your attic can help prevent many issues from developing or getting out of hand.

Access

Scuttle

Method use to observe

From Entry

Ventilation

Soffit Vents, Roof Vents

Insulation Type

Blown, Fiberglass

Depth of Insulation

11+ inches

Roof Structure

Engineered trusses

Attic Access

Inspected

Roof Framing

Inspected

Ventilation

Inspected

Roof Sheathing

Informational

The sheathing is indicative that the original or past roof was a wood shake roof. This is not an issue, but is for your information.



Ducting
Inspected

Insulation
Inspected

Other
Informational

This picture is to show the condition of the attic. No issues were noted. For informational purposes.



Electrical

Disclaimer

Electrical components, conditions, style of installation, and quality of workmanship can vary in electrical systems and panels. This inspection was strictly visual, and very limited. Electrical systems are very important, and can be very dangerous if not installed properly. The Inspector recommends a full investigation by a qualified electrician before using any electricity to fully examine the system and panel.

Generators and their systems should be inspected separately by a qualified specialist and are not part of this inspection. Any comments on this are strictly a courtesy or incidental and not part of the inspection.

Style and Materials

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Electrical Service Conductors

Below Ground

Location of the main panel

Basement

Panel capacity

200 AMP

Panel Type

Circuit breakers

Wiring Methods

Romex

Branch wire

Copper

Sub-Panel present

No

Main Service Drop/Entry

Marginal

Meter box is pulling away from the wall. This can be a potential hazard and may allow water to penetrate. Recommend properly securing meter box and flashing if needed.



Electric Panel

Not Inspected

The main panel is installed in the wall of the basement. Trim has been installed that prevents removal of the dead front. This limits inspection of the main panel. Some of the wiring was visible through knockouts and appears in the order .Recommend that this be further assessed when able.



Sub Panels

Not Present

Generator Hookup/Panel

Not Present

Wiring/Junctions/Receptacles/Switches

Marginal

There is an outlet missing a cover. This leaves wires exposed. Recommend installing proper cover for safety.



Smoke and Carbon Monoxide Detectors

Repair/Replace

There is no carbon monoxide detector found in home. It is recommended that at least one per floor be installed according to the manufacturer's instructions per Washington code.



Ground

Inspected

Other

Informational

Intercom is present in the home. Appears to be in working order. This is not fully tested. For your information



Heating System

Disclaimer

A specialist should fully inspect and test the entire heating and cooling system and a regular maintenance program instituted immediately. An HVAC company's inspection will likely be more thorough than a home inspection and will likely reveal other issues, as ours is a limited visual inspection.

Styles and Materials

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Filter Type

Disposable, Media

Cooling Equipment

Heat Pump

Energy Source

Electric

Age of Unit

10-20

Heat Type

Heat Pump

Location

Crawlspace

Ductwork

Partially insulated

Efficiency

Unknown

Heating Equipment

Informational

Furnace appears in good working order and has been serviced in the past year. Recommend monitoring and servicing regularly.



Thermostat/Controls

Inspected

Fuel Supply/Lines

Inspected

Distribution System

Inspected

Presence of Heat in All Rooms

Inspected

Chimney, Flues, and Vents

Inspected

Filter

Informational

The filter is located next to the interior furnace unit . For your information. Recommend changing paper filter every three months as needed for full use.



Cooling

Marginal

The cooling was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s). Recommend servicing annually.

Heat pump is present for heating and cooling. Exterior unit is present and functional at this time. Service regularly. The extra unit is slightly out of level. This can add extra wear to the unit. Recommend the leveling as able.



Other

Not Inspected

Water Heater

Disclaimer

Air conditioner units should not be operated when the outside temperature is below 65 F. As such, when the temperature is below that point this report always reflects a visual inspection only and not the operation of the system.

Styles and Materials

Your air conditioning system is an important part of your home. Be sure to have it regularly inspected by a qualified HVAC company before using it each year. Regular maintenance and changing of the filters are also important.

Type

Electric

Location

Crawlspace

Capacity

50 Gal

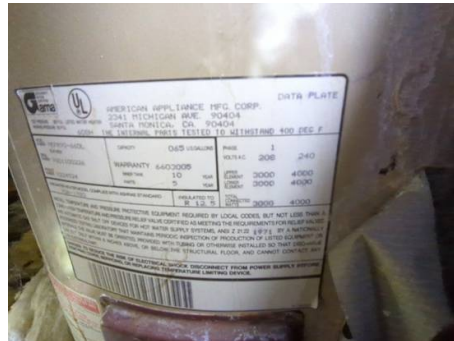
Age in Years

12+

Water Heater

Repair/Replace

Water heater is 34 years old. Typical water heater design life is between 8-12 years. Due to the age, it could fail at any time. There are signs of corrosion and damage as well. Recommend licensed plumber to replace water heater and install with all safety measures.



Plumbing

Marginal

Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. These are recommended but not required on electric water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.



Flue

Inspected

Burner

Inspected

Fuel Source (Gas/Electrical)

Marginal

The wiring for the water heater is exposed. Electrical issues are considered a hazard until repaired. I recommend a licensed electrical contractor correct as necessary.



Pressure relief

Inspected

Overflow/Condensate

Not Present

There is no drain pan in place in the event of a leak or overflow. Recommend installing pan when practical and/or a water alarm to alert in the event of leaking.



Safety Measures

Inspected

Water Temperature

Inspected

Other

Not Present

Garage/Carport

Disclaimer

Garages are typically used to store personal items and vehicles. Due to this, there are limitations to the inspection.

Styles and Materials

There are many variables when it comes to your garage, such as if it is attached or detached. Please let us know if you have any questions in regards to your home's garage.

Garage Door Type

Two Automatic

Garage Door Material

Wood

Ceiling and Walls

Inspected

Floor

Marginal



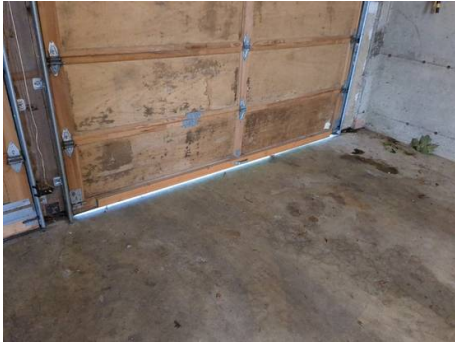
Garage Doors

Inspected

Opener

Repair/Replace

There are no sensors on the garage doors to reverse the door when tripped. Recommend installing these or upgrading door opener.



Occupant Doors

Inspected

Electrical

Inspected

Hot-neutral reverse

Heat

Not Present

Structure

Inspected

Other

Not Present

Kitchen

Disclaimer

Due to kitchens being used to store food and other items, parts of the kitchen were likely not able to be fully accessed during the inspection.

Styles and Materials

Kitchens are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your bathroom for leaks, safety issues, or maintenance items.

Cabinets

Wood

Countertop

Granite, Tile

Floor Covering

Wood

Exhaust Vent

Downdraft

Sink/Faucet

Inspected

Disposal

Inspected

Dishwasher

Inspected

Counters and Cabinets

Informational

The majority of the bathroom and kitchen counters are tile and/or porous stone. It is recommended that these be sealed on a regular basis to prevent water penetration and damage.



Oven

Inspected

Microwave

Inspected

Microwave was working at time of inspection. For your information.



Refrigerator

Inspected

Refrigerator is working at time of inspection. For your information.

Refrigerator is not present at time of inspection. For your information. Assess once installed.

Electrical

Repair/Replace

At least two of the wet bar outlets are not GFCI as needed within six feet of water. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



Ventilation

Inspected

Walls, Ceilings & Flooring

Inspected

Other

Not Present

Bathrooms/Laundry

Disclaimer

Limitations are present in many bathrooms, such as stored personal items. Please note that unseen issues may be present.

Styles and Materials

Bathrooms are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your bathroom for leaks, safety issues, or maintenance items.

Flooring

Tile, Wood

Exhaust Fans

Fan

Dryer

Electric

Sinks/Faucets

Repair/Replace

The overflow drain has signs of corrosion and rust. This indicates that the interior of the sink may be slowly rusting out. The sink on the main level is leaking at this time .Recommend monitor and replace sink prior to leakage.



Tub/Showers

Repair/Replace

There is caulking or grout that is missing/failing along the edge of the tub surround. Recommend repairing/replacing by licensed contractor.

Grout appears not to be sealed. This is apparent by the color change when it is wet. Not all grout needs to be sealed, but it is undetermined which type of grout this is. It is recommended to ask owners which type this is, and/or seal grout to prevent premature decomposition and tile failure.



Tub/showers

Marginal

The shower head leaks at connection while in use. This should be repaired/replaced by a licensed plumber.



Toilets

Marginal

Toilet tank in two bathrooms are slightly loose and moves. This can lead to a leak and damage. Recommend properly securing this.



Flooring, Walls & Ceilings

Inspected

Counters/Backsplash/Cabinets

Inspected

Electrical

Inspected

Ventilation

Inspected

Laundry

Inspected

Other

Not Inspected

Interior

Disclaimer

Homes that are occupied generally have many personal items, articles of furniture, and other items that limit accessibility during a home inspection.

Styles and Materials

The living area of our home is very important - especially when it comes to egress, smoke alarms, CO detectors, and other items. Please be sure to keep up with critical items in this section for your own safety.

Interior Doors

Flooring

Ceiling and wall materials

Windows

Walls & Ceilings

Inspected

Floors

Inspected

Stairs, Railings, and Balconies

Marginal

The railing on the stairs is not to today's safety standards (too large of a gap between pickets). This can potentially allow a fall or injury. Recommend updating as needed.



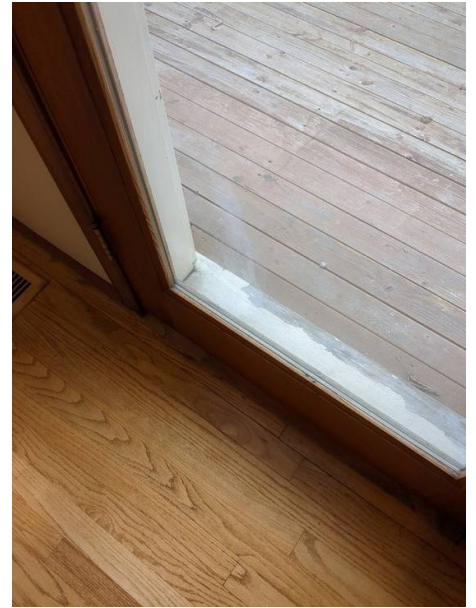
Windows

Marginal

Windows are aluminum. This is a normal but dated window style. These do tend to have condensation on cool, humid days. This condensation can lead to water pooling and damage on the window sills. Recommend monitoring and/or using a dehumidifier.

There are windows that have a broken seal between the two panes of glass. This has allowed moisture in which fogs the window. It also decreases the insulation quality of the window slightly. It is recommended that the window(s) be

repaired or replaced.



Doors

Inspected

Bedrooms

Inspected

Fireplace/Wood Stove

Maintenance

Wood burning fireplace is present. If use is desired, it is recommended to have flue cleaned and assessed by a licensed chimney sweep.



Closets/cabinets, et al

Inspected

Other

Not Inspected

Plumbing

Disclaimer

No part of the plumbing system that was not readily visible was inspected including, but not limited to, plumbing behind walls and ceilings. Investigation of water stains, high moisture readings, or other occurrences/conditions should be immediately investigated by a qualified specialist.

Orangeburg Piping - Orangeburg drain lines were a type of drain line that was used for several decades and is generally in a period of decay. Most of it is at the main sewer line and underground. When it is in the home, it is very difficult to identify. This inspection was not intended to identify Orangeburg drain lines and is not part of the inspection. If any is suspected to be in the home or going to the street, then it should be immediately evaluated by a qualified plumbing specialist.

Style and Materials

Your plumbing system is a vital part of how your home operates. Be sure to maintain it properly by only putting things down the drain that are approved to be disposed of that way, treating your water as needed, and having your plumbing system regularly inspected and cleaned.

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Plumbing Water Distribution Plumbing Waste

Waste and Drain lines

Inspected

Supply and Distribution Lines

Inspected

Water Pressure

Inspected

The water pressure was approximately 60 PSI. Acceptable range is 40-80 PSI with the recommend range is 60-80 PSI for your information.



Shut off

Inspected

Hose Bibs

Marginal

Exterior hose bib leaks while in use and under pressure. This wastes water and can potentially cause water damage. Recommend licensed plumber to repair/replace as needed.



Gas/Fuel Lines

Not Present

Gas/Propane Source

Not Present

Sump/Grey Water

Not Present

Other

Not Inspected

In home vacuum system is present. Disappeared to be functional but was not fully tested. For your information.



Other

Not Inspected

Home is reported to be on a well. Pressure tank and filtration system is present in garage. This was not fully tested at this time. Recommend this be assessed by qualified specialist. For your information.



Basement/Crawlspace

Disclaimer

Finished basements are never fully inspected, as the majority of its components are behind or under finished areas.

Styles and Materials

Basements have unique issues, particularly with moisture. Be sure to monitor your basement for issues including moisture intrusion.

Foundation

Poured concrete

Insulation

Unfaced, Batts

Floor Structure

Wood beams, Slab

Columns or Piers

Method used to observe crawlspace

Walked

Foundation walls

Marginal

Metal tie offs are still present on exterior of foundation wall. These can catch clothes or injure people. Recommend removing these to prevent issues.



Floors/Slab

Inspected

Posts/Framing

Inspected

Water

Inspected

Ducts/Ventilation

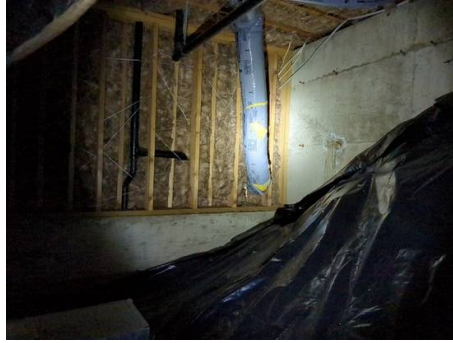
Not Present

Insulation

Inspected

Other

Inspected



Final Comments

From The Inspector

If you are reading this report but did not hire us to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report.

Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly to discuss the report you're reading for this property so that we can arrange for a re-inspection.

This was a limited visual inspection of apparent conditions in the readily and easily accessible areas that existed at the time of the inspection. As such, this report was a "snapshot" in time. Only areas specifically mentioned in this report have been inspected and those areas not mentioned are not part of this inspection. No warranties or guarantees are given or implied. There was no destructive probing or dismantling of any components (except when applicable and noted). Removal of the access panel covers on the electric panel and heating unit were removed when applicable. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of inspection. Any and all visual problems observed should be verified with the appropriate contractor, electrician, plumber, or qualified professional in that specific field of work for corrective measures and cost estimates. We are not liable for any defects or deficiencies.

This report and inspection are not intended to discover or comment on every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence, or possible presence, of rodents, bats, wild animals, or other types of pests.

ENVIRONMENTAL CONDITIONS: Unless otherwise indicated, the inspection and report do not address, and are not intended to address, the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to, radon gas, lead paint, asbestos, urea-formaldehyde, toxic or flammable chemicals, and hot water and airborne hazards.

CODES: No check is made for building/housing code conformance. Such codes are normally guides that are applicable during construction to be executed by duly authorized personnel to interpret and site as per their judgment. There is often wide variance in jurisdictions, changes over time, and judgmental differences. We are not an authorized local code official. The Inspector always recommends having a qualified professional examine every item in this report and make the needed repairs, and examination of said items should be done prior to finalizing the purchase of the home. It is the responsibility of the Buyer or Home Owner to ensure that this is accomplished and is not the responsibility of the inspector or its associates.

Unless the Buyer or Home Owner is a qualified professional, all investigation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the Buyer or Home Owner to make the repairs themselves.

No cost estimates, guarantees, or life expectancies are given or implied by this report or the inspector. Chimneys and heating source ventilation are limited by their nature in the realm of a normal home inspection. All observations are/were based on a visual-only inspection, as no part of the system was dismantled or intrusively investigated outside of our SOP. The inspection is in no way an assessment of the unit's compliance with current codes regulating them. Due to the complex nature of these units and the wide variation in individual specifications, opinions by specialists, and codes, a qualified heating/chimney professional is recommended to assess, evaluate, test, and operate all systems for safety before routine use is assumed. It is also recommended that a professional chimney technician be consulted to do a level 2 inspection of all flues, dampers hearths, and other fireplace/venting components prior to use. Regular

maintenance is also required to ensure safety and optimum performance.

PLEASE NOTE: If a specialist is brought in and estimates are sought to bring the unit up to current code, safety regulations, or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a visual-only inspection under our SOP.

Please note that all residences should have C.O. and fire/smoke detectors. It is the responsibility of the client/ resident to ensure that these are placed in sufficient quantity throughout the home and in secondary areas to ensure the safety of those residing there.

Home inspection

Roof

Chimneys and Flues

Repair/Replace

Metal cap of chimney is inverted and is holding water and edge does not appear well sealed. This could potentially lead to water infiltration and damage. Recommend repair as needed.

The siding is deteriorated on bottom edge where the roof meets the siding of the chimney. Because the siding is in contact with the roof it is possible for framing to be deteriorated. We did not inspect behind this siding. A qualified contractor should inspect and repair as needed, most likely by cutting back the siding 1-2 inches.

Gutters/drainage

Repair/Replace

Gutters have vegetation clogging them and some water due to the blockage. Recommend gutters to be cleaned immediately and monitored in the future as this will be a reoccurring issue.

The gutters have a guard. This is a preventive measure to help keep debris out of the gutters. These have varying measures of success. It is still recommended to monitor gutters for clogging. For your information.

Exteriors

Siding/Flashing/Trim

Repair/Replace

Siding in contact with ground in areas. Because the siding is in contact with ground it is possible for water to penetrate and damage the framing. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible and further exploration.

There is vegetation in contact with the siding of the home. This is a conducive condition for wood destroying organisms. Recommend vegetation to be removed/cut back from siding by 6-8 inches.

Electrical

Smoke and Carbon Monoxide Detectors

Repair/Replace

There is no carbon monoxide detector found in home. It is recommended that at least one per floor be installed according to the manufacturer's instructions per Washington code.

Water Heater

Water Heater

Repair/Replace

Water heater is 34 years old. Typical water heater design life is between 8-12 years. Due to the age, it could fail at any time. There are signs of corrosion and damage as well. Recommend licensed plumber to replace water heater and install with all safety measures.

Garage/Carport

Opener

Repair/Replace

There are no sensors on the garage doors to reverse the door when tripped. Recommend installing these or upgrading door opener.

Kitchen

Electrical

Repair/Replace

At least two of the wet bar outlets are not GFCI as needed within six feet of water. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

Bathrooms/Laundry

Sinks/Faucets

Repair/Replace

The overflow drain has signs of corrosion and rust. This indicates that the interior of the sink may be slowly rusting out. The sink on the main level is leaking at this time. Recommend monitor and replace sink prior to leakage.

Tub/Showers

Repair/Replace

There is caulking or grout that is missing/failing along the edge of the tub surround. Recommend repairing/replacing by licensed contractor.

Grout appears not to be sealed. This is apparent by the color change when it is wet. Not all grout needs to be sealed, but it is undetermined which type of grout this is. It is recommended to ask owners which type this is, and/or seal grout to prevent premature decomposition and tile failure.

Roof

Roof Coverings

Marginal

There is excessive debris and/or vegetation on the roof. This can allow water to sit on the roof and/or can block drainage. Recommend that the roof be cleaned, not by power washing.

Roof Coverings

Marginal

There are a number of shingles, most on the ridge, that have extra wear on them, almost certainly due to birds and/or squirrels. These shingles will need attention before the remainder of the roof does. Monitor and repair/replace as needed.

Roof Coverings

Marginal

There is moss beginning to growing on the roof. Moss can also shorten the life of the roof by growing into the roofing material, both providing access for moisture and removing the covering. Recommend that the roof be treated, and if desired, cleaned but not by pressure washing.

Gutters/drainage

Marginal

Gutter from upper level discharges its water onto the roof of the lower level. This puts the water at an angle that could possibly go under shingles. This also causes extra wear at this location. Recommend corrective action be taken, either metal flashing, adding a 90 degree angle to the downspout, or ideally extending the downspout into the lower gutter.

Exteriors

Siding/Flashing/Trim

Marginal

At the trim, the caulking is failing in several spots. This can potentially allow water intrusion and damage. Typically when some caulking fails, the remainder is nearing that same point. Recommend replacing failed caulking and monitoring the rest for future failure.

Paint failing or peeling on siding and trim in areas. This leaves the siding exposed and can lead to damage. Recommend prep and paint where needed.

Deck, Patio, Steps and Railings

Maintenance

Deck boards are not sealed. This leaves wood exposed and can lead to water damage and deterioration. Recommend that deck be sanded, prepped and sealed.

Lots & Grounds

Driveway

Marginal

The concrete drive at the front of home has hairline cracks. Water can cause further deterioration if not repaired and sealed properly. Recommend that a patch or seal be installed to prevent water infiltration.

The wood spacers in the driveway are deteriorating. These are to prevent the slabs from moving. Recommend removing and replacing to prolong the life of the driveway.

Electrical

Main Service Drop/Entry

Marginal

Meter box is pulling away from the wall. This can be a potential hazard and may allow water to penetrate. Recommend properly securing meter box and flashing if needed.

Wiring/Junctions/Receptacles/Switches

Marginal

There is an outlet missing a cover. This leaves wires exposed. Recommend installing proper cover for safety.

Heating System

Cooling

Marginal

The cooling was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s). Recommend servicing annually.

Heat pump is present for heating and cooling. Exterior unit is present and functional at this time. Service regularly. The extra unit is slightly out of level. This can add extra wear to the unit. Recommend the leveling as able.

Water Heater

Plumbing

Marginal

Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. These are recommended but not required on electric water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.

Fuel Source (Gas/Electrical)

Marginal

The wiring for the water heater is exposed. Electrical issues are considered a hazard until repaired. I recommend a licensed electrical contractor correct as necessary.

Garage/Carport

Floor

Marginal

Bathrooms/Laundry

Tub/showers

Marginal

The shower head leaks at connection while in use. This should be repaired/replaced by a licensed plumber.

Toilets

Marginal

Toilet tank in two bathrooms are slightly loose and moves. This can lead to a leak and damage. Recommend properly securing this.

Interior

Stairs, Railings, and Balconies

Marginal

The railing on the stairs is not to today's safety standards (too large of a gap between pickets). This can potentially allow a fall or injury. Recommend updating as needed.

Windows

Marginal

Windows are aluminum. This is a normal but dated window style. These do tend to have condensation on cool, humid days. This condensation can lead to water pooling and damage on the window sills. Recommend monitoring and/or using a dehumidifier.

There are windows that have a broken seal between the two panes of glass. This has allowed moisture in which fogs the window. It also decreases the insulation quality of the window slightly. It is recommended that the window(s) be repaired or replaced.

Fireplace/Wood Stove

Maintenance

Wood burning fireplace is present. If use is desired, it is recommended to have flue cleaned and assessed by a licensed chimney sweep.

Plumbing

Hose Bibs

Marginal

Exterior hose bib leaks while in use and under pressure. This wastes water and can potentially cause water damage. Recommend licensed plumber to repair/replace as needed.

Basement/Crawlspace

Foundation walls

Marginal

Metal tie offs are still present on exterior of foundation wall. These can catch clothes or injure people. Recommend removing these to prevent issues.