TITAN INSPECTION SERVICES
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COMMERCIAL REPORT

1234 Main Street
Black Diamond, WA 98010

Buyer Name
08/03/2026 9:00AM

Inspector
Brian Dodds
WA Inspector #2151
206-235-9641
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Agent
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555-555-5555
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66 OBSERVATION

104 RECOMMENDATION

2 SAFETY HAZARD

SUMMARY

1.1.1 Inspection Details - Titan Home Warranty SALE: Home Warranty Available - Up to $75 Off!
1.2.1 Inspection Details - Weather: Weather at time of inspection
1.3.1 Inspection Details - Environment: Some trees around the property
1.5.1 Inspection Details - Utilities: Meter Info - 2 LB gas meter set and 480v Electrical Service
1.5.2 Inspection Details - Utilities: All utilities on
1.6.1 Inspection Details - Natural Hazards: No significant hazards to note
2.1.1 Sewer/Septic - Sewer/Septic: Sewer Scope Performed
3.1.1 Exterior - Driveway: Driveway is ok
3.1.2 Exterior - Driveway: Driveway Cracking is Minor
3.1.3 Exterior - Driveway: Recommend pressure washing and sealing the concrete
3.1.4 Exterior - Driveway: Driveway has major cracking - From tree roots
3.1.5 Exterior - Driveway: Repairs have been made to the driveway - Not very good repairs
3.3.1 Exterior - Foundation - Slab on Grade: Unable to inspect the under side of the building
3.8.1 Exterior - Side Vents - General Exhaust Vents: Side vents
3.8.2 Exterior - Side Vents - General Exhaust Vents: Side vent intake screen blocked
3.9.1 Exterior - Exterior Spigots/Plumbing: Spigots
3.9.2 Exterior - Exterior Spigots/Plumbing: Spigot is leaking when turned on
3.9.3 Exterior - Exterior Spigots/Plumbing: Spigot is not attached properly
3.10.1 Exterior - Water Pressure: Water pressure
3.11.1 Exterior - Gas fuel Lines: Gas fuel line piping is rusting
3.12.1 Exterior - Electrical Service Wires: Electric service
3.13.1 Exterior - Exterior Electrical Wiring: Transformer
3.14.1 Exterior - Electrical Plugs: Exterior plugs
3.14.2 Exterior - Electrical Plugs: Exterior GFCI plugs are damaged or missing
3.15.1 Exterior - Electrical Conduit: Electrical conduit Ok
3.16.1 Exterior - Exterior Lighting: Not sure if exterior light or signage works
3.16.2 Exterior - Exterior Lighting: Loose light fixture
3.16.3 Exterior - Exterior Lighting: Vegetation in the light fixtures
3.16.4 Exterior - Exterior Lighting: Security system
3.17.1 Exterior - AC/Heat Pump: All 5 units need to be replaced
4.1.1 Walks / Porch / Patio / Deck - Walkways & Porch: Recommend pressure washing and sealing the concrete
4.1.2 Walks / Porch / Patio / Deck - Walkways & Porch: Walkway is sloping
4.1.3 Walks / Porch / Patio / Deck - Walkways & Porch: Debris to remove
4.4.1 Walks / Porch / Patio / Deck - Exterior Railings: Railings are rotting
4.4.2 Walks / Porch / Patio / Deck - Exterior Railings: Railing is failing in multiple areas

5.1.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Eaves/Soffits : Eaves/Soffits are Ok

5.2.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Exterior Doors/Hardware: Doors are Ok

5.2.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Exterior Doors/Hardware: Weatherstripping missing or damaged or needs door adjusted to press against it for proper seal

5.2.3 Exterior - Doors / Windows / Siding / Trim / Soffits - Exterior Doors/Hardware: Damaged door

5.5.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Windows: Windows are Ok

5.5.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Windows: Windows need to be properly cleaned and the windows on the back side are not able to be cleaned without special equipment due to the water way

5.6.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding : Siding is too close to the ground or concrete

5.6.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding : Need a scuba specialist to inspect the under side of the structure to make sure there are not any hidden issues from the water below the building that is over the waterway

5.7.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding Damage: Stucco siding has a few areas of damage

5.8.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Siding Paint: Siding Paint

5.10.1 Exterior - Doors / Windows / Siding / Trim / Soffits - Fascia and Trim: Exterior Trim Needs Touchup in spots

5.10.2 Exterior - Doors / Windows / Siding / Trim / Soffits - Fascia and Trim: Fascia/trim are rotting

5.10.3 Exterior - Doors / Windows / Siding / Trim / Soffits - Fascia and Trim: Fascia and Trim Damaged/Missing/Loose in spots

6.1.1 Yard / Grading / Drains - Vegetation, Yard Stuff: Vegetation Too close to the building

6.1.2 Yard / Grading / Drains - Vegetation, Yard Stuff: Old rotten stumps

6.1.3 Yard / Grading / Drains - Vegetation, Yard Stuff: Ivy growing on the fence, on building or up trees

6.1.4 Yard / Grading / Drains - Vegetation, Yard Stuff: Waterway around the building

6.1.5 Yard / Grading / Drains - Vegetation, Yard Stuff: Play field

6.1.6 Yard / Grading / Drains - Vegetation, Yard Stuff: Garbage company

6.1.7 Yard / Grading / Drains - Vegetation, Yard Stuff: Grease disposal area

6.2.1 Yard / Grading / Drains - Tree and Bush concerns: Few large trees in the yard

6.2.2 Yard / Grading / Drains - Tree and Bush concerns: Dead trees

6.2.3 Yard / Grading / Drains - Tree and Bush concerns: Overgrown Blackberries

6.3.1 Yard / Grading / Drains - Yard Sprinklers: Yard sprinklers present

6.4.1 Yard / Grading / Drains - Drains : low spot in the parking area

6.4.2 Yard / Grading / Drains - Drains : Drain to keep an eye on

6.6.1 Yard / Grading / Drains - Other Structures: Not sure if the permits were pulled for the storage unit

6.6.2 Yard / Grading / Drains - Other Structures: Storage area

6.6.3 Yard / Grading / Drains - Other Structures: Storage area #2

7.1.1 Roofing Material - Roof Accessibility: Walked the roof

7.2.1 Roofing Material - Roofing Material: 5 Years or less of life left

7.4.1 Roofing Material - Underlayment material: #15 Felt paper for standard asphalt roofing

8.1.1 Roof Maintenance - Maintenance Items: Debris on the roof

8.1.2 Roof Maintenance - Maintenance Items: Flat roof has ponding

8.1.3 Roof Maintenance - Maintenance Items: Air handler is inoperable

8.1.4 Roof Maintenance - Maintenance Items: Rusted piping

8.1.5 Roof Maintenance - Maintenance Items: Rusted ductwork

8.1.6 Roof Maintenance - Maintenance Items: Rusted cover

8.1.7 Roof Maintenance - Maintenance Items: Vac system is rusting and needs to be serviced

8.1.8 Roof Maintenance - Maintenance Items: Missing/damaged tiles

8.1.9 Roof Maintenance - Maintenance Items: Need to seal the roof

9.2.1 Roofing Components - Roof vents/Flapper vents: Roof Vents are Ok

9.3.1 Roofing Components - Flashings: No visual flashing deficiencies

9.6.1 Roofing Components - Gutters : Gutters are OK

9.6.2 Roofing Components - Gutters : Gutters can be tricky to understand depending on conditions
9.7.1 Roofing Components - Built In Gutters: Blocked Scupper Drains
9.8.1 Roofing Components - Downspouts: Downspouts drain near building
10.1.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Doors: Damaged doors
10.1.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Doors: Missing doors
10.3.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Windows: Windows are Ok
10.4.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - General Condition: There is a hump, dip or slope in the floor
10.4.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - General Condition: Dining area
10.7.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Vinyl: Vinyl and Tile Floor Damaged
10.8.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Tile: Tile Floors are Ok
10.8.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Tile: Tile floors are damaged
10.8.3 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Floors - Tile: Tile Floors need Grout maintenance
10.9.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Walls and Ceilings: Walls and Ceilings
10.9.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Walls and Ceilings: Moisture Staining/damage
10.10.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Trim/Hardware: Trim Needs touch up
10.10.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Trim/Hardware: Trim is missing, loose or damaged
10.13.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Cabinets: Cabinets have Blemishes, Dings or Damage
10.13.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Cabinets: Bathroom stalls
10.13.3 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Cabinets: Missing lock
10.14.1 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Countertop and sink are not sealed
10.14.2 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Entry
10.14.3 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Bar area
10.14.4 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Prep area
10.14.5 Interior - Doors, Windows, Stairs, Countertops, Walls/Ceilings and Flooring - Countertops : Kitchen
11.2.1 Appliances - Dishwasher: Dishwasher area - Probably rented system
11.3.1 Appliances - Oven/Cooktop: Cooktop is Ok
11.3.2 Appliances - Oven/Cooktop: Unable to test
11.3.3 Appliances - Oven/Cooktop: Warmer not being used
11.3.4 Appliances - Oven/Cooktop: Fuel line wrap was burned at some point in time
11.5.1 Appliances - Range Hood: Draft hood is Ok
11.5.2 Appliances - Range Hood: Draft hood has some water leaking into the tray
11.6.1 Appliances - Refrigerator: Refrigerator is OK
11.6.2 Appliances - Refrigerator: Cooler inoperable
11.6.3 Appliances - Refrigerator: No ice in the ice maker
11.6.4 Appliances - Refrigerator: Multiple coolers need to be cleaned and serviced and sealed properly
11.6.5 Appliances - Refrigerator: Cooler needs to be serviced
11.6.6 Appliances - Refrigerator: Ice maker works
11.6.7 Appliances - Refrigerator: Ice maker needs to be cleaned
11.6.8 Appliances - Refrigerator: Ice maker is leaking
11.6.9 Appliances - Refrigerator: Cooler needs to be serviced
11.6.10 Appliances - Refrigerator: Damaged fridge
11.6.11 Appliances - Refrigerator: Mold in multiple fridges

12.1.1 Plumbing - Main Water Shut-off Device: Main water shut off - Need to locate with the current owner - I think it is in the room with the two on demand water heaters

12.4.1 Plumbing - Drain Lines: Drains and Vents are Ok

12.4.2 Plumbing - Drain Lines: Drains are currently leaking

12.4.3 Plumbing - Drain Lines: Drain needs to be cleaned

12.4.4 Plumbing - Drain Lines: Drain is not properly aligned

12.5.1 Plumbing - Sewer Line: Sewer clean out

12.6.1 Plumbing - Water Piping: Water lines are ok

12.7.1 Plumbing - Water temperature : Water temperature

12.7.2 Plumbing - Water temperature : No hot water

12.8.1 Plumbing - Sinks: Sinks are Ok

12.8.2 Plumbing - Sinks: Sink has Poor Drainage

12.9.1 Plumbing - Faucets: Faucets are Ok

12.9.2 Plumbing - Faucets: faucet leaks when turned off

12.9.3 Plumbing - Faucets: Faucet needs adjustment

12.10.1 Plumbing - Toilets: Toilets are Ok

12.10.2 Plumbing - Toilets: Toilet is loose at the base

12.10.3 Plumbing - Toilets: Toilet bolt caps needed

12.17.1 Plumbing - Water Heater Itself: Water Heater is Ok

12.17.2 Plumbing - Water Heater Itself: Conventional water heater is over 10 years old

12.18.1 Plumbing - Water Heater - Drip Pan: No Drip Pan for water heater in the house

12.19.1 Plumbing - Water heater - Straps and Stand: Needs proper water heater straps

12.19.2 Plumbing - Water heater - Straps and Stand: Recommend adding a block behind the water heater to secure it tightly to the wall

12.20.1 Plumbing - Water Heater - Pressure and Temp Relief: Pressure and Temp Relief is Ok

12.20.2 Plumbing - Water Heater - Pressure and Temp Relief: Pressure and Temp relief line needs attention per code

12.21.1 Plumbing - Water Heater - Plumbing/Piping: Water Heater Shut Off appears to be OK

12.22.1 Plumbing - Water Heater - Electrical/Venting/Fuel Line: Water Heater Electrical or Venting Ok

12.23.1 Plumbing - Fire Sprinkler System: Fire extinguishers are not signed off

13.1.1 Heating/Fireplace - Heating System: Recommend Servicing/Cleaning

13.1.2 Heating/Fireplace - Heating System: Some Furnaces are not operating at this time and some are

13.2.1 Heating/Fireplace - Filters: Filter Dirty

13.3.1 Heating/Fireplace - Thermostat: Thermostat is OK

13.4.1 Heating/Fireplace - Ductwork/Radiators: The registers are producing heat

13.4.2 Heating/Fireplace - Ductwork/Radiators: Rusted fixtures

14.1.1 Electrical - Panel / Sub-panels: Panel is Ok

14.1.2 Electrical - Panel / Sub-panels: Holes inside the panel

14.1.3 Electrical - Panel / Sub-panels: Loose cover

14.2.1 Electrical - Circuits/Breakers/Fuses: Branch circuit wiring is Ok

14.3.1 Electrical - Low Voltage Panel: All low voltage needs to be removed

14.6.1 Electrical - Lighting Fixtures: Light needs attention

14.7.1 Electrical - Bathroom/Utility Room Fans: Fans are working at this time

14.7.2 Electrical - Bathroom/Utility Room Fans: Fan cover is broken/missing

14.7.3 Electrical - Bathroom/Utility Room Fans: Fan is dirty

14.8.1 Electrical - Switches: Switches are Ok

14.9.1 Electrical - Plugs: Plugs are Ok

14.9.2 Electrical - Plugs: Cover plates damaged/missing or loose

14.10.1 Electrical - Junction Boxes/Wiring: Need a junction box for all wire connections

14.10.2 Electrical - Junction Boxes/Wiring: Hand dryer works

14.10.3 Electrical - Junction Boxes/Wiring: Junction Box cover missing/damaged

14.11.1 Electrical - GFCI & AFCI: GFCI's are Ok that I have access to

16.2.1 Maintenance and General Info - General Information: Hidden molds or mildew

16.2.2 Maintenance and General Info - General Information: Possible PCB's in building materials from the 1950s through 1980 Homes

1: INSPECTION DETAILS

Information

In Attendance/Access
Client, Client's Agent

Occupancy
Occupied

Type of home
Commercial building

Inspection And Report Expectations

Our goal is to provide you with a helpful report that is not only visual, but informative and has the ability to filter the info when you need it. We have listed a few key expectations that we hope will help guide you through the overall home inspection and report.

*We created the report to be somewhat of a visual guide so you can see what we see, and the comments are meant to be short intentionally with the hopes of getting directly to the point of what we found. If you have a question or need further clarification, please give us a call, text or email. Text works best and we can get back to you when we have a free minute. Please note your name and the home address and a short outline of your question so we can pull up your report as reference and possibly even just answer your question with a follow up text.

Expectations for Inspection and Report:

*There may come a time that you discover something that doesn't work right or seem right with the house once you move in. As you know, every house is different and every piece of land is different as well. If you ever have a question, I hope you will give us a call so we can work on a solution together. I AM HAPPY TO HELP!

*There May Be Intermittent Or Concealed Problems: Some problems or quirks can only be discovered by living in a house. They often cannot be discovered during the short period of the home inspection. (For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist like wind or debris build up. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.)

*No Clues: These problems may have existed at the time of the inspection but there were no apparent clues as to their existence. Our inspections can only realistically be based on the past performance of the house. If there are no clues of a past problem, it is unrealistic to assume that we should or could foresee a future problem at the time. Give us a call if you ever need further clarification or help with a question.

*Contractors Advice: Contractors opinions can often differ from ours depending on the situation. Don't be surprised if you call out three roofers and all of them say the roof needs replacement when I said that, with some minor repairs, the roof will last a few more years. Your real estate agents are often a great source for vetted trades. They have your best interest in mind and will give you the straight answers to make your decisions. You can always call us as well.

*Timing: Things can break the next day. My best advise is to take all issues in context. (How old are things/How have things been taken care of/Has something changed/Etc.)

*Last Man In Theory: While our advice represents the options that you have, many contractors are reluctant to undertake noted repairs vs just overall replacement. This often times is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with the possibility that is could leak again when he could re-roof the entire house for more money and reduce the likelihood of a call back. This is understandable, but your priorities should be the most important and those who do work on your home should ask the right questions to get you what you really need. I recommend leaning on your real estate agents for insight as to the best approach to answer your concerns.

*A contractor or service provider may ask, "Why Didn't They See It"? There are several reasons for an apparent oversight:

- Conditions During Inspection - It is often difficult for any of us to remember the circumstances in the house at the time of the inspection. It may have been sunny or snowing, there may have been storage items everywhere in the basement or the AC could not be turned on because the furnace was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- The Wisdom Of Hindsight - When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.
- A Long Look - If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems. Unfortunately, the inspection would take several days and would cost considerably more.
- We're Generalists - We can only take a generalist approach to home inspecting; we are not the specialists, even though we may have the experience and a broad knowledge base of homes. The heating contractor will indeed have more heating expertise than we do because that is all they do.
- An Invasive Look - Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We unfortunately don't have the freedom to perform any invasive or destructive tests.

***I hope this helps to give you a better understanding as to what to expect from your home inspection and when reading your report. PLEASE REMEMBER: We are ALWAYS happy to take your call and help you if needed. That is what we are here for. If you want to know what something costs or how to fix something, GIVE US A CALL! And also remember, your agents are a great resource for questions about your home, and are a great resource for any and all things surrounding your home.

I hope you find this report visually helpful and are able to clearly understand what you are looking at with your home.

Cheers!

Observations

1.1.1 Titan Home Warranty SALE

HOME WARRANTY AVAILABLE - UP TO $75 OFF!

Observation

***CALL TODAY! *** 206-222-6191

YES, this is US, **Titan Inspection Services** and we provide our **OWN Extended Warranties**. Woohoo!

When you need it in the event your WATER HEATER, FURNACE or APPLIANCES break, we've got you covered so you won't be surprised by these unforeseen additional expenses. We even can cover the ROOF.

*We GUARANTEE the best Prices and Coverage in the entire Warranty Industry and we only cover our clients locally with OUR TRADES we TRUST. No fluff, just coverage when you need it.

*Why not protect your Home Purchase or the Sale of Your Home for LESS THAN $35 A MONTH?

*Let us know, and we can coordinate it all at the CLOSING OF YOUR TRANSACTION. **NO MONEY DUE NOW! Woohoo!**

*We provide the same customer service you received during your inspection because Customer Service MATTERS and we ANSWER THE PHONE.

*We have THREE DIFFERENT WARRANTY coverage plans to meet your specific needs.

Click here to see all of our PLANS and fill out a simple form. We'll do the rest.

*Quick NOTE: We give you the options when you need it: You can either have us repair it, we can give you the money and you can do what you need on your own or we can apply it to and upgrade and you can pick out the new appliance that you want. We give you the control.

1.2.1 Weather

WEATHER AT TIME OF INSPECTION

Observation

1.3.1 Environment

Recommendation

SOME TREES AROUND THE PROPERTY

Some trees are located around the property. There is a possibility that tree debris will fall on the roof and clog the gutters. Recommend regular monitoring and multiple trees and stumps need attention.

Recommendation

Contact a qualified tree service company.




1.5.1 Utilities

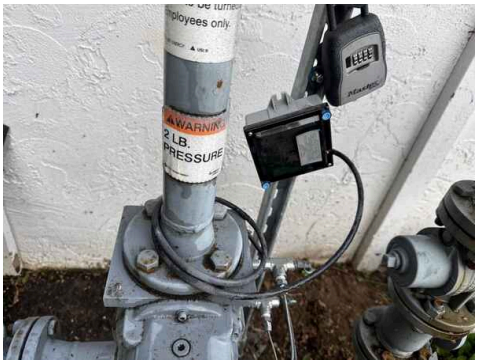
Observation

METER INFO - 2 LB GAS METER SET AND 480V ELECTRICAL SERVICE

Here is your utility meter info.

Recommendation

Recommend monitoring.

4 phase electric meter

1.5.2 Utilities

ALL UTILITIES ON

Observation

All utilities were on at the time of the inspection.

1.6.1 Natural Hazards

NO SIGNIFICANT HAZARDS TO NOTE

Observation

2: SEWER/SEPTIC

		IN	NI	NP
2.1	Sewer/Septic	X		

IN = Inspected NI = Not Inspected NP = Not Present

Observations

2.1.1 Sewer/Septic

SEWER SCOPE PERFORMED

Recommendation

Video: Sewer Scope Video

Access Location: I went in through the clean out in the men's bathroom

Materials: The material is Cast Iron pretty much all the way out for as far as I was able to push in the line

Condition: There was a few low spots that eventually level off and there appears to be some waste buildup at about 124' out at a transition. I am not sure of this is the main or a transition that is washed out. There should not be any waste buildup in the line

Recommendation: Recommend jetting and augering out the line and then re-scoping the line and to check to see what the issue is at 124' out

If we pulled a toilet for access, it is always a good idea to get the toilet reset and sealed again to make sure everything is sealed tight and functioning correctly.

*There are a few important considerations for any sewer line in regards to a sewer scope:

1. All sewer lines are in differing conditions and in the event that the sewer line is not in perfect or new condition does not mean that it is not in "functional condition". If ever you have a question about this, it is always important to run it by your Real Estate Agent, Home Inspector and or get another neutral opinion for further clarity.

2. Older sewer lines can have what we call bellies in the line, which can make it difficult to fully see the whole sewer line clearly. In most instances belly's in the line will not "impede" the flow of waste down the line to the sewer main, but can become a potential issue depending on the way the sewer line is used. Let me explain it this way: If the sewer line is only used for showers, laundry, toilets (with reasonable amounts of toilet paper used) and sink drains with strainers, then the belly should not really ever pose a blockage concern because the waste should flow all the way to the sewer main eventually. But if the sewer line is used for a disposal that large amounts of waste is ground up and or things like eggshells or lots of grease and fat are flushed down the drain, this can potentially harden and build up over time in the belly of the line and need to be cleared periodically. Also, large amounts of toilet paper being used or low water flush toilets can have an effect as well.

3. Old sewer lines with offsets that are not perfectly aligned can still work, but are not perfect and may just need ongoing management and running a scope down there to see how things are working vs repairs, a full replacement and/or sleeving the line. When in doubt, I recommend getting a neutral point of view on the line and its condition vs getting talked into a new sewer line by a service provider. Either solution should be your choice vs getting talked into work that may or may not need to be done. We often find that things like older Cast Iron lines can be "chained out" vs just replacing them completely. Removing this build up is often the trick and things can flow more freely to where they need to go.

4. Roots that have the potential to or are blocking the line need to be cleared and the line needs to be re-scoped to make sure everything is working adequately. It's critical that anyone works on the line re-scopes for verification.

***Here is a link to a RootX video that describes how it can work to manage roots in your line if you would like to treat for any root issues: https://www.youtube.com/watch?v=XibHHljmvko&t=377s

5. Old lines often times are subjective as to their overall functionality of the sewer. There are many different types of sewer line materials: Concrete, Tile, Fiberglass, PVC Plastic, ABS Plastic, Orangeburg or Cast Iron, and maybe even more types. It can often times be difficult to identify the actual type of material when scoping, and you may need to clean or jet out the line to be able to properly identify the type of material the sewer line has. Also, just because a line is old does not mean that it always needs to be replaced, but it could be determined in your mind or in the mind of a contractor that it is in need of repair or replacement. It's up to you to determine what is most important to you and your priorities and discuss with your Real Estate Professional and Trusted Family and Friends to make your decision. The way I like to work it out in my mind is that if the waste flows to the sewer main and does not backup, then in most cases its a "functioning" sewer line. If there are times and reasons that it backs up, and those factors are managed, then it's still a functional sewer line, but just not perfect and it requires ongoing service or maintenance.

6. Sewer clean outs are often needed in old sewer line applications because it was not a consideration or requirement at that time. The best thing to do when a sewer line is not fully accessible is to have a clean out installed and to get eyes on the whole sewer line. In some situations, it may be difficult to ask a seller to have one installed because you had a sewer scope performed and it was recommended. In some instances, you may need to have a conversation with your agent and make a decision as to what you can or can't do. It also can be difficult to require a homeowner to pay for a clean out or to let you install a clean out at their home. I would weigh your options and make the best decision you can in these situations. Often times you are trying to make a decision on someone else's house and your agent may or may not be able to resolve this for you depending on the transaction.

7. At the point of a transaction when you find out information on a sewer line during the sewer scope, it often times is a monetary question for you to answer. Meaning: is this something that is good, can be lived with, needs to be cleaned and re-scoped, needs a clean out installed and get verification of the whole sewer line, needs repair or needs replacement. Each of these scenarios will have a cost and it may or may not work in closing on a house transaction. I always recommend discussing any of the results with your real estate agent and or a neutral party that can give you candid options. The key is options. You need to run different scenarios and see what works for you or what you can live with based on the transaction.

8. Lastly, its not always black and white as to what you should or shouldn't do when you have any manner of issues with your sewer line and real estate agents and/or neutral parties can't make the decision for you. In our experience, we find that Sewer Service Providers more often than not lean towards repair or replacement because that's how they make money. The key is using your own judgement and making a good decision based on your specific transaction, etc.

Here are a some average prices to note:

Jetting or augering out the line $800-$1200

Installing a clean out $1000-1500

Making a repair $1000-1500 each

Sleeving the line if it's doable is usually cheaper than replacing the sewer line. It's around $200 per foot

Repair or replacement costs are often determined by how difficult it is to get down to the sewer line, the depth, the retaining walls, sidewalks, topography and roads, etc. So if any of these elements are difficult, this will increase the overall cost.

If the sewer line that goes out to a septic tank is scoped, it is often only 10-20' long outside of the house to the actual septic tanks, but can have a section of the sewer line under concrete in the house that could be more expensive if that section needed to be repaired or replaced as well.

Sewer line work is often around $300+ per foot on average and can go up or even down from there depending on the above factors or if you can sleeve all or a portion of the sewer line. Its not always a requirement to replace the sewer line and can possibly be done at a later date with proper measures taken.

*The key is getting the broadest range of information and options and making the best decision you can with the information provided. And this is why we recommend that everyone gets a sewer scope to VERIFY what they have in regards to their sewer lines. It's kind of common place for people to scope older home's sewer lines, but the bottom line is that the sewer line is a key component to a home and its ALWAYS a good idea to get eyes on it.

***You are ALWAYS welcome to give us a call with any questions or concerns and or what things usually cost. :)

3: EXTERIOR

		IN	NI	NP
3.1	Driveway	X		
3.2	Foundation - Poured Concrete			X
3.3	Foundation - Slab on Grade	X		
3.4	Foundation - CMU Block			X
3.5	Foundation - Mobile Home			X
3.6	Foundation - Post and Pier			X
3.7	Dryer Vents	X		
3.8	Side Vents - General Exhaust Vents	X		
3.9	Exterior Spigots/Plumbing	X		
3.10	Water Pressure	X		
3.11	Gas fuel Lines	X		
3.12	Electrical Service Wires	X		
3.13	Exterior Electrical Wiring	X		
3.14	Electrical Plugs	X		
3.15	Electrical Conduit	X		
3.16	Exterior Lighting	X		
3.17	AC/Heat Pump	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical Service Wires: **Electrical Service Conductors**

Below Ground

General Information

Pavement and Hard Surfaces:

All walks, driveways or any paved surface should slope away from any building for proper drainage. Slabs that are improperly pitched may be repaired by mud jacking or replaced. Asphalt will deteriorate faster if regular maintenance is neglected. We recommend filling any large cracks and sealing the surface at least ever 5 years. This will minimize water and freeze damage and provide for the maximum lifespan.

Drainage:

Proper drainage is critical to the structural integrity of any building. Water can undermine footings, leak into crawlspaces or basements and create positive conditions for wood destroying organisms. Maintaining proper slope, grading and landscaping can all help keep water away from a building. Additional backfill and/or digging out soil is recommended where there is a negative grade. A minimum slope of 1" per foot for 4' will help, and more is better. Always remember to keep soil 6" from wood contact and out of the foundation vents.

Landscaping Surfaces:

All landscaping surfaces accept water at different rates. On occasion a particular planting bed or mulching material can trap water next to a structure. With the proper grade, grass is usually a good ground cover near homes. Be careful with other landscaping items like plastic edging, wood, railroad ties, and alike to make sure border items don't dam up water next to the house. It is a good idea to walk around your home during a hard rain to see how your home's systems are dealing with excess water.

Gutters and Downspouts:

All gutters, downspouts and/or splash blocks must be cleaned and functional to keep roof runoff from damaging the home. Poorly maintained gutter/drainage systems are the most common source for wet basements, crawlspaces, and other water damage. Window wells are rarely a problem with rainwater but can collect runoff from improper grading. There are covers available to help keep out leaves, debris and even deflect water if needed.

Retaining walls:

Some retaining walls can be damaged by water accumulation behind the wall exerting pressure. This condition can be improved by removing the backfill and replacing it with course gravel and perforated drain pipe. The system is completed by adding drainage holes to keep water from accumulating.

Railings:

All raised walking surfaces, decks or porches that are more than 18" off the ground should have a railing. All stairs with more than 3 steps need to have a handrail. Openings for all railings must be small enough to prevent children from getting through.

Exterior Wood Surfaces:

All exterior wood surfaces should be treated regularly with paint or stained. Some wood such as redwood and cedar are naturally resistant to decay and are not always painted or stained. All other wood surfaces with the exception of pressure treated lumber should be maintained regularly.

Fasteners for all decks and patios:

All metal fasteners should be galvanized or aluminum to resist rust, especially near salt water. Post and beam joists should always have positive connections. There are 2 types of metal hardware connectors that are used and at times you may see 2x4's being used as well. When properly installed, these connectors significantly strengthen the structure. Also, long lag bolts and joist hangers with proper TICO nails should be installed to hold the structure up against the home. When not properly applied, the deck or patio can detach from the home.

Driveway: Driveway

Asphalt

Driveways can perform a lot of functions. Driving cars and trucks over them, washing vehicles on them, kids play area etc. There are a few key factors that go into a well-functioning driveway. They all need to have proper slope for water run-off (away from the house preferable). When its concrete, expansion joints are important for controlled cracking, otherwise they just crack wherever it can. Controlling the water that is directed on them and drained off of them is important as well. Proper care and upkeep can preserve the life of a driveway for many years.

Observations

3.1.1 Driveway

Observation

DRIVEWAY IS OK

The driveway is in good shape at this time. Recommend regular care and maintenance to keep any standing water off and away from the driveway.



3.1.2 Driveway

DRIVEWAY CRACKING IS MINOR

Observation

I noticed minor cosmetic cracks which indicate slight movement in the soil. I recommend monitoring for further settlement. The key is to not have any areas of standing water or extreme run off towards this area.

3.1.3 Driveway

RECOMMEND PRESSURE WASHING AND SEALING THE CONCRETE

Recommendation

*Some of t he parking area is damaged and needs to be either replaced or sealed at the least.

Sealed concrete resists water from penetrating the surface and creating cracks.

Here is a link to a product for sealing the concrete:

Click Here for the link

Recommendation

Contact a qualified professional.

3.1.4 Driveway

DRIVEWAY HAS MAJOR CRACKING - FROM TREE ROOTS

Recommendation

All asphalt and concrete hard surfaces crack at some point but there are some major cracks in the driveway. If a slab or surface was poured with improper prep this will only increase the level of settlement. Cracks don't mean that the surface is not functional. If you wish to make repairs or replace the surface, I recommend contacting a qualified concrete or asphalt contractor to evaluate.

*Managing the water over and standing on the surface can help in prolonging the life of the driveway. Also, if there are any trees or bushes with potentially substantial root systems planted close to the area, this can have a negative effect on the surface as well.

Recommendation

Contact a qualified professional.

3.1.5 Driveway

REPAIRS HAVE BEEN MADE TO THE DRIVEWAY - NOT VERY GOOD REPAIRS

Recommendation

Recommendation

Contact a qualified professional.

3.3.1 Foundation - Slab on Grade

Recommendation

UNABLE TO INSPECT THE UNDER SIDE OF THE BUILDING

Recommend having a scuba company come take a look.

Recommendation

Contact a qualified professional.

3.8.1 Side Vents - General Exhaust Vents

Observation

SIDE VENTS

The side vents appear to be in functional and good condition. Recommend making sure the vents all stay clear and functional and connected. Need to check periodically.

3.8.2 Side Vents - General Exhaust Vents

Recommendation

SIDE VENT INTAKE SCREEN BLOCKED

This is a fresh air intake to the furnace ductwork. Recommend checking and cleaning regularly similar to a furnace filter.

Recommendation

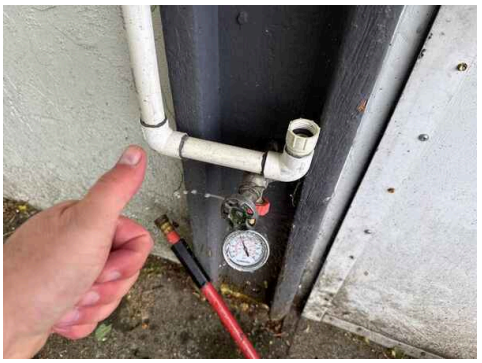
Contact a handyman or DIY project

3.9.1 Exterior Spigots/Plumbing

SPIGOTS

Observation

At the time of the inspection the spigot(s) were functional.



3.9.2 Exterior Spigots/Plumbing

SPIGOT IS LEAKING WHEN TURNED ON

Recommendation

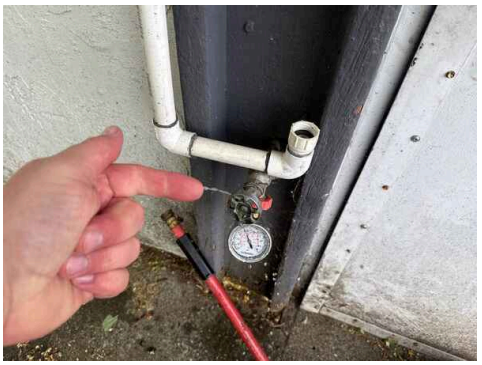
The exterior spigot leaks when turned on. This often time happens over time just by regular use and exposure to cold temperatures in the winter time. Recommend tightening the packing nut or installing a new packing kit (O-rings) to fix it if you feel it is necessary.

*Here is a how to article for repairing the leak:

Click here for the link

Recommendation

Contact a handyman or DIY project



3.9.3 Exterior Spigots/Plumbing

SPIGOT IS NOT ATTACHED PROPERLY

Observation

The spigot should be securely fastened with exterior grade screws. This can also pose a problem when it freezes and possibly letting cold air in around the pipe and possible freeze damage.

Recommendation

Contact a handyman or DIY project

3.10.1 Water Pressure

WATER PRESSURE

Observation

The recommended water pressure is 60-80 PSI from local water departments. Wells should supply 30-40 PSI. If the pressure is above 80 from the water department it can eventually have an effect on the toilet flush kits or the water heater's pressure relief valve causing them to leak. If the pressure is below 50 it can make for low water pressure in showers and sinks, etc. If the water pressure from a well is below 30 PSI, the system may need some attention.

* If the pressure is too high from the local water district, you can install a pressure reducing valve on the main water line to the house to reduce the overall water pressure to between 60 and 80 PSI.

Here is a link for what a pressure reducing valve looks like:

Click here for the link

* If the pressure is too low you may benefit from installing a booster pump.

Here is a link for what a booster pump looks like:

Click here for the link

*Well systems can range from super simple applications to pretty complex. Its always a good idea to get these systems checked for flow rate, water quality and a load test.

3.11.1 Gas fuel Lines

Recommendation

GAS FUEL LINE PIPING IS RUSTING

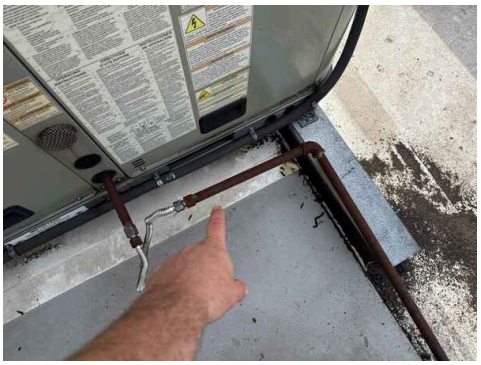
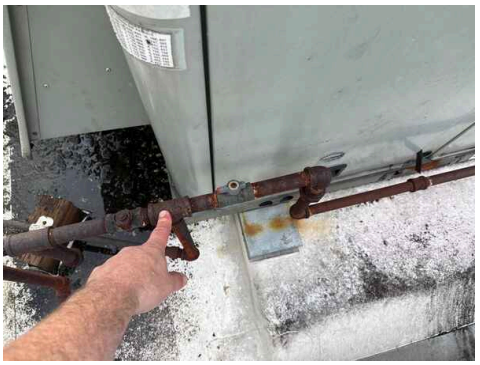
Recommend painting with rust inhibiting paint to prevent holes from developing.

Here is a link for some of that paint:

Click here for the link

Recommendation

Recommended DIY Project


3.12.1 Electrical Service Wires

Observation

ELECTRIC SERVICE

Underground service

3.13.1 Exterior Electrical Wiring

Observation

TRANSFORMER

3.14.1 Electrical Plugs

Observation

EXTERIOR PLUGS

The exterior plugs are in functional condition.

3.14.2 Electrical Plugs

Recommendation

EXTERIOR GFCI PLUGS ARE DAMAGED OR MISSING

We always recommend installing a GFCI plug on any exterior plug circuits at the point of connection or plug vs somewhere else or not having one. Current standards recommend all exterior plugs to be GFCI protected.

*If the reset is somewhere else, it can be hard to find sometimes or to know which one is tied to this plug.

*If an exterior plug is not GFCI protected where there is more water etc, it can be an issue if something shorts out. That's why its recommended to have a GFCI plug for outside plugs (ground fault circuit interrupter)

Recommendation

Contact a qualified electrical contractor.

3.15.1 Electrical Conduit

Observation

ELECTRICAL CONDUIT OK

3.16.1 Exterior Lighting

Recommendation

NOT SURE IF EXTERIOR LIGHT OR SIGNAGE WORKS

Did not come on with the switch when we tried it. Usually this means the light may be controlled with a photocell or may just need a new light bulb.

Recommendation

Contact a qualified professional.

3.16.2 Exterior Lighting

Recommendation

LOOSE LIGHT FIXTURE

The exterior light fixture is loose. Recommend securing to ensure water can't get into the fixture and that it won't fall.

Recommendation

Contact a qualified electrical contractor.

3.16.3 Exterior Lighting

Recommendation

VEGETATION IN THE LIGHT FIXTURES

Recommendation

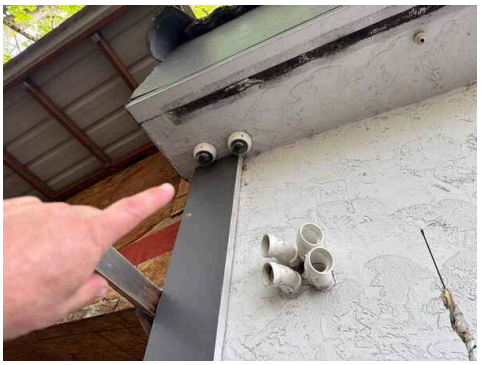
Contact a qualified professional.

3.16.4 Exterior Lighting

Observation

SECURITY SYSTEM

Not sure if it works. Looks out dated



3.17.1 AC/Heat Pump

Recommendation

ALL 5 UNITS NEED TO BE REPLACED

The AC units are set on the roof. Recommend asking for copies of the service history on the unit. If they have none, recommend having the unit serviced.

Recommend servicing the unit every 3-5 years and cleaning or replacing the air filters regularly.

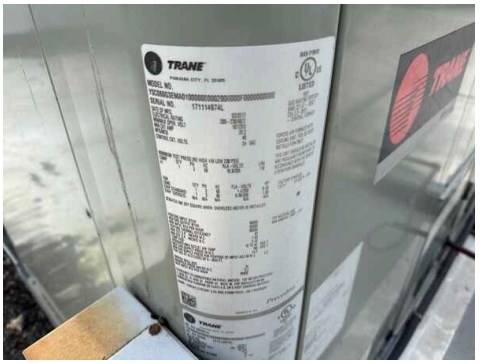
*It is never a bad idea to get a home warranty for 1 year to ensure the proper function of these units when you need them as you are getting to know the house and how everything works.

You may want to setup an auto ship for your filters to come on the intervals that you need per the way your household runs.

*i.e. - Every 3 months if you have a lot of dust, an active household or your furnace fan is on all the time. Every 6 months if you keep a really clean house and not a lot of activity, pets and or dust, etc.

Recommendation

Contact a qualified HVAC professional.








TRANE




TRANE

TRANE

4: WALKS / PORCH / PATIO / DECK

		IN	NI	NP
4.1	Walkways & Porch	X		
4.2	Patio			X
4.3	Exterior Stairs			X
4.4	Exterior Railings	X		
4.5	Decking Boards			X
4.6	Decking Waterproof Surface			X
4.7	Deck Ledger against house			X
4.8	Deck Under Framing			X
4.9	Porch Roof			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Walkways & Porch: Walkways

Present

Walkways are generally a hard surface put in place for people to walk on. The substrate that they were set on and the materials used will determine the lifespan and durability over the years. Roots, unmitigated water flow and improper substrate can all contribute to settling, cracks and deterioration. Yearly maintenance and care are important in order to extend the overall lifespan.

Patio: Patio

Not Present

Patios can be made out of all types of materials: concrete, concrete pavers, bricks, treated lumber, etc. They all are subject to settling, cracking, and deterioration over time. Maintenance on patios is generally an annual task to help preserve their life. It is very important to stay on top of their maintenance and care. Maintenance can consist of blowing them off, pressure washing, sealing, and possibly treating. It is also important to re-direct any downspout drainage or standing water away from them.

Observations

4.1.1 Walkways & Porch

Observation

RECOMMEND PRESSURE WASHING AND SEALING THE CONCRETE

Sealed concrete resists water from penetrating the surface and creating cracks.

Here is a link to a product for sealing the concrete:

Click here for the link

Recommendation

Recommended DIY Project

4.1.2 Walkways & Porch

Recommendation

WALKWAY IS SLOPING

Recommendation

Contact a qualified professional.

4.1.3 Walkways & Porch

DEBRIS TO REMOVE

Recommendation

Contact a qualified landscaping contractor

Recommendation

4.4.1 Exterior Railings

RAILINGS ARE ROTTING

Recommend repair or replacement as needed.

Recommendation

Contact a qualified fencing contractor

Recommendation

4.4.2 Exterior Railings

RAILING IS FAILING IN MULTIPLE AREAS

Recommendation

Contact a qualified fencing contractor

Recommendation

5: EXTERIOR - DOORS / WINDOWS / SIDING / TRIM / SOFFITS

		IN	NI	NP
5.1	Eaves/Soffits	X		
5.2	Exterior Doors/Hardware	X		
5.3	Doorbell			X
5.4	Slider Door			X
5.5	Windows	X		
5.6	Siding	X		
5.7	Siding Damage	X		
5.8	Siding Paint	X		
5.9	Flashing for Siding	X		
5.10	Fascia and Trim	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Siding : Siding Material
Stucco

Siding : Siding Style
Lap

Windows: Window Type
Double Pane Windows

There are many types of windows in the homes in our area. Everything from aluminum to wood clad to vinyl to single pane glazed windows. All of them perform differently and wear differently. They all require regular care and proper operation. If not take care of, they will wear out prematurely or require more expensive repairs.

The key elements to look for in windows is that they open correctly, the screens are in place, the weep holes and tracks remain clean and that they are cleaned regularly. In addition, wood clad windows will need to be treated regularly. It is also a good idea to check the caulking regularly and make sure the exterior trim paint is maintained.

Observations

5.1.1 Eaves/Soffits

Observation

EAVES/SOFFITS ARE OK

Soffits and ventilation appear to be in good condition at this time.

5.2.1 Exterior Doors/Hardware

Observation

DOORS ARE OK

The doors were in good operating condition at the time of inspection.

5.2.2 Exterior Doors/Hardware

Recommendation

WEATHERSTRIPPING MISSING OR DAMAGED OR NEEDS DOOR ADJUSTED TO PRESS AGAINST IT FOR PROPER SEAL

Recommend installing the proper weatherstripping for the door and/or setting the latch so the door presses against the weatherstripping. Having the door properly sealed will prevent air movement through the opening.

Recommendation

Contact a qualified door repair/installation contractor.

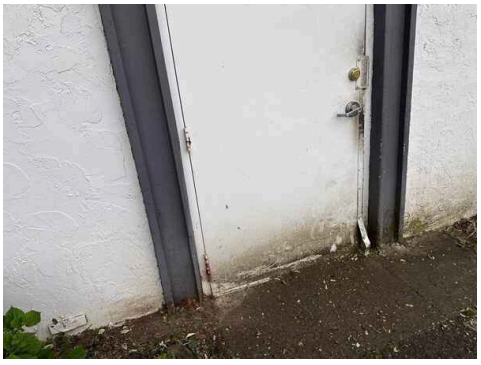
5.2.3 Exterior Doors/Hardware

Recommendation

DAMAGED DOOR

Recommendation

Contact a qualified door repair/installation contractor.



5.5.1 Windows

Observation

WINDOWS ARE OK

The windows were functional at this time.

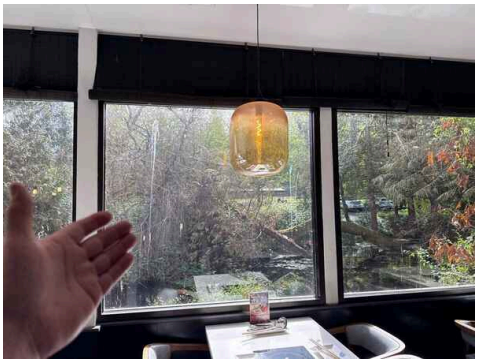
5.5.2 Windows

Recommendation

WINDOWS NEED TO BE PROPERLY CLEANED AND THE WINDOWS ON THE BACK SIDE ARE NOT ABLE TO BE CLEANED WITHOUT SPECIAL EQUIPMENT DUE TO THE WATER WAY

Recommendation

Contact a qualified professional.


5.6.1 Siding

Recommendation

SIDING IS TOO CLOSE TO THE GROUND OR CONCRETE

Siding in contact with the ground or soil is a concern because it can provide direct access for wood destroying insects and or moisture. It is recommended to maintain a minimum ground clearance of 4" from the ground and 2" from hardscapes and or 1/2" from a concrete surface. The key is to give the siding some clearance so that it can drip dry and not remain wet for an entire rainy season or all year long even. It is also recommended to have a 2% grade to help drain any surface water away from the house.

*These areas can also let water into the home or crawlspace and should be addressed as needed to protect the home.

Recommendation

Recommended DIY Project


5.6.2 Siding

Recommendation

NEED A SCUBA SPECIALIST TO INSPECT THE UNDER SIDE OF THE STRUCTURE TO MAKE SURE THERE ARE NOT ANY HIDDEN ISSUES FROM THE WATER BELOW THE BUILDING THAT IS OVER THE WATERWAY

Recommendation

Contact a qualified professional.




5.7.1 Siding Damage

Recommendation

STUCCO SIDING HAS A FEW AREAS OF DAMAGE

I would recommend having a stucco contractor make minor repairs as needed.

Recommendation
Contact a stucco repair contractor

5.8.1 Siding Paint
Observation
SIDING PAINT
No major noticeable deficiencies at this time

5.10.1 Fascia and Trim
Recommendation
EXTERIOR TRIM NEEDS TOUCHUP IN SPOTS
The trim is in need of some updated caulk and/or paint.
*Recommend scraping, priming, caulking where needed and painting with a good quality paint.
*Here is a link for a good quality caulk:
Click here for the link
Recommendation
Contact a handyman or DIY project


5.10.2 Fascia and Trim
Recommendation
FASCIA/TRIM ARE ROTTING
Recommend further evaluation to determine the extent of the rot. This may uncover additional damage. Rotten trim should be replaced.
Recommendation
Contact a qualified siding specialist.




5.10.3 Fascia and Trim

Recommendation

FASCIA AND TRIM DAMAGED/MISSING/LOOSE IN SPOTS

Recommend installing/replacing trim where needed.

Recommendation

Contact a qualified carpenter.

6: YARD / GRADING / DRAINS

		IN	NI	NP
6.1	Vegetation, Yard Stuff	X		
6.2	Tree and Bush concerns	X		
6.3	Yard Sprinklers	X		
6.4	Drains	X		
6.5	Fence			X
6.6	Other Structures	X		
6.7	Grade and Retaining Walls	X		

IN = Inspected NI = Not Inspected NP = Not Present

Observations

6.1.1 Vegetation, Yard Stuff

Observation

VEGETATION TOO CLOSE TO THE BUILDING

I recommend that you trim back the vegetation or grass so that it is at least 12" from the building. This allows for the house to dry out after it rains.

*This is also how rodents can climb up and get into the attic space etc. if there is an entry point.

Recommendation

Contact a qualified landscaping contractor


6.1.2 Vegetation, Yard Stuff

Recommendation

OLD ROTTEN STUMPS

Recommend removing stumps to keep bugs/bees from nesting.

Recommendation

Contact a qualified professional.


6.1.3 Vegetation, Yard Stuff

Recommendation

IVY GROWING ON THE FENCE, ON BUILDING OR UP TREES

Recommend removing any ivy growing up a fence, on your building or up a tree. This could cause a problem over time.

Recommendation

Contact a qualified landscaping contractor



6.1.4 Vegetation, Yard Stuff

Recommendation

WATERWAY AROUND THE BUILDING

Recommend discussing with the city and seeing who is in charge of maintaining the waterway that goes under the building and getting in writing t he specifics on who does what and what you are able to do.

Recommendation

Contact a qualified professional.









6.1.5 Vegetation, Yard Stuff

Recommendation

PLAY FIELD

Recommend discussing with the city what kind of access there is from the play field.

Recommendation

Contact a qualified professional.



6.1.6 Vegetation, Yard Stuff

Observation

GARBAGE COMPANY


6.1.7 Vegetation, Yard Stuff

Recommendation

GREASE DISPOSAL AREA

Recommendation

Contact a qualified professional.

6.2.1 Tree and Bush concerns

Recommendation

FEW LARGE TREES IN THE YARD

Recommend making sure these trees are properly thinned so that they don't trap the wind in a wind storm.

Also, I recommend watching the root growth to make sure it does not begin to affect the homes foundation, sewer line, downspout drain lines, yard drains, walks, patio or driveway in any way. Maintenance and removal of large tree's will need to be performed by professionals with the proper tools and safety gear.

Trees need maintenance and care throughout their life, just like anything else. Some trees are not meant to be isolated by themselves or are too large for the area that they are planted in. Contact an arborist or tree professional with any questions you may have to better understand how to interact with them.

Recommendation

Contact a qualified tree service company.

6.2.2 Tree and Bush concerns

Recommendation

DEAD TREES

A dead tree on the property will eventually fall or be blown over by wind and can cause damage, injury, or death. I recommend evaluation by a qualified arborist, or removal of the tree for safety reasons.

*Whose responsibility is this: Yours or the City?

Recommendation

Contact a qualified tree service company.



6.2.3 Tree and Bush concerns

Recommendation

OVERGROWN BLACKBERRIES

Need to cut back overgrown blackberries and treat as needed. Blackberries are an invasive plant that can grow very fast. It is important to manage its growth.

Recommendation

Contact a qualified landscaping contractor

6.3.1 Yard Sprinklers

Recommendation

YARD SPRINKLERS PRESENT

Recommend testing the sprinkler system with the current owners showing you how it works, etc. Also recommend blowing out the system every winter for proper care and maintenance. If there is no blow out valve present and a double check valve, recommend installing them.

*It's also important to make sure you know if you are required by your local jurisdiction to test your double check valve annually.

*Below is a link with the WAC code for check valves:

Click here for the link

Recommendation

Contact a qualified landscaping contractor

6.4.1 Drains

Recommendation

LOW SPOT IN THE PARKING AREA

I noticed some low spots in the yard that can lead to or have standing water. Recommend monitoring or have landscaper correct as needed.

Below is a link on dealing with standing water in your yard.

Click here for the link

Recommendation

Contact a qualified professional.

6.4.2 Drains

Observation

DRAIN TO KEEP AN EYE ON

Keep an eye on this drain to make sure it is clear of debris and working properly at all times. If not, I recommend contacting a professional drain expert to inspect or clean out as needed.

6.6.1 Other Structures

Recommendation

NOT SURE IF THE PERMITS WERE PULLED FOR THE STORAGE UNIT

Recommendation

Contact a qualified professional.


6.6.2 Other Structures

Recommendation

STORAGE AREA

Not properly protected

Missing gutters

Debris on the roof

Trees too close to the building

Recommendation

Contact a qualified professional.





6.6.3 Other Structures

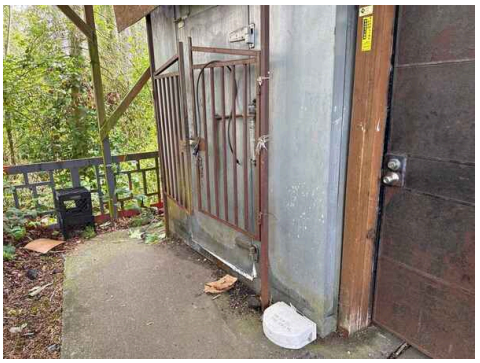
Recommendation

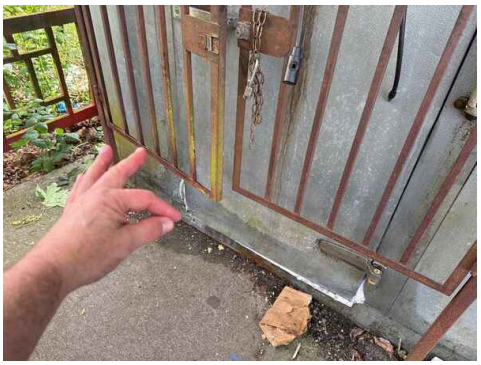
STORAGE AREA #2

Not properly protected
Doors need attention
Frost around the doors
Needs to be cleaned
Cooler works
Ice inside
Building is too close to the waterway
Missing gutters
Rusted cover
Floor is sloping
Lights don't work
One cooler does not work
Mold inside
Roof is leaking
Evidence of rodents
Needs ventilation

Recommendation

Contact a qualified professional.







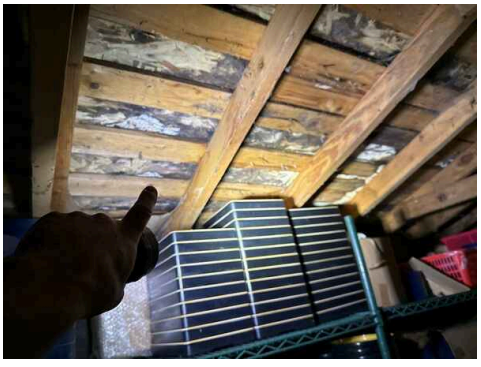




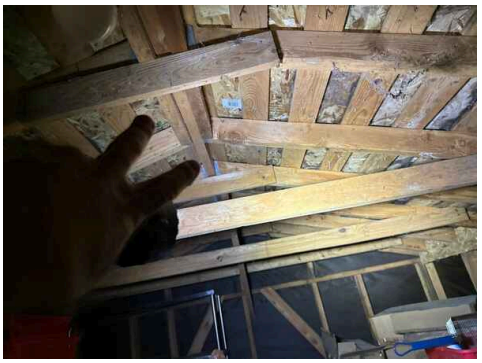











7: ROOFING MATERIAL

		IN	NI	NP
7.1	Roof Accessibility	X		
7.2	Roofing Material	X		
7.3	Roof sheeting	X		
7.4	Underlayment material	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Roofing Material

Tile, TPO/PVC

Standards of Practice

As Home Inspectors we are NOT required by the Standards of Practice to give you a remaining lifespan on your roof. That said we feel that having some idea would be important to us if we were buying a home, so we try our very best to help you as you make this big decision. Our estimated lifespan is by no means a GUARANTEES that the roof will hold up for this period of time, but we are giving you our estimate based on what we are seeing physically, whether we feel we can deduce how long the roofing has been in place, how long a type of roofing traditionally last for and our years of experience looking at roofs and trying to help people with home inspections. If you have concerns with our estimate, we recommend getting an evaluation from an HONEST AND PRACTICAL roofing contractor. Just remember that MOST roofing contractors will try to talk you into a new roof vs repairing it and especially towards the end of its life no matter if you can extend its life with repairs or not. WE LEAN towards getting as much life out of a roof that we can, and we know there are many factors that play into whether a roof will hold up or not. It's extremely important that you get an honest, fairly priced, hard working roofer that wants to earn your trust and business and to help you vs one that just wants to sell you on a new roof.

It is always best to run any of your concerns or ideas by your Real Estate Agent, Home Inspector or Trusted Family Member or Friend prior to making any decision on your roof. In looking at your roof, we are trying to assess the type and quality of the roofing, how long the roof has been on the house, whether it was installed properly, how they have cared for the roof, whether it's in adequate shape or if it needs to be replaced. If we tell you that we feel you can get more life out of a roof, it is because we are trying to help you get an accurate assessment of the roof vs just writing it off and saying that the roof is shot and needs to be replaced. Repairs are a normal thing with the care on a roof and especially towards the end of it's life. The best way I feel we can explain this is by giving you a little calculation as to how to determine the value on a roof and what value is potentially remaining: (Lets say you roof is worth $15,000 new and its a 30 Year product. That means its worth $500 per year if the roof were to go to full term. So if someone were to recommend a new roof 5 years early vs repairs, the equation I would calculate is, what's it gonna cost me for repairs vs throwing the roofing away or in the garbage. So if its say 5 years early and that would be throwing $2500 ($500 per year x 5 years = $2500) away and repairs would be $1500, then I would say you may want to try REPAIR vs Replace because you would be throwing away more than its worth to keep it. Just REMEMBER, contractors know this and will try to boost the repair amounts up to persuade you out of them and to get the full re-roof job. It can take work to get ahold of the right people. Call us til you get what you need.

Its also really important to know what a roof cost's prior to getting estimates on your roof. For starters, it should be around $5-$5.50 per SF of Roofing for any basic roof replacement. Other specialty roofs like Presidential, Wood Shingles or Metal Roofs can be double this cost or more and at times may be required in some neighborhoods with HOA's, etc. The price can also go up on even a 30 year composition roof depending on the complexity, steepness of the pitch, quality of roofing product and other things like sheeting that may need to be replaced. Most houses just need a 30 Year Composition Roof. Ask your agent for guidance if needed or give us a call.

Layers of Roofing Materials

1 Layer

It is always a good idea to remove the old roofing when installing an new roof. In some instances people will overlay the existing roofing with a new layer of roofing over the old roofing to save time and cost. This is not the best way to do it, but often times is functional. You may also see more layers of roofing overlayed with newer roofing. The next time you go to re-roof the home, it is recommended that you remove all of the roofing and inspect the roof sheeting and repair as needed.

How to look for a roof leak

Here is a good article on how to look for a roof leak:

Click here for the link

Observations

7.1.1 Roof Accessibility

Observation

WALKED THE ROOF

I accessed parts of the roof via a ladder and walked a portion of the roof surface.

7.2.1 Roofing Material

Recommendation

5 YEARS OR LESS OF LIFE LEFT

***As Home Inspectors we are NOT required by the Standards of Practice to give you a remaining lifespan on your roof. That said we feel that having some idea would be important to us if we were buying a home, so we try our very best to help you as you make this big decision. Our estimated lifespan is by no means a GUARANTEE that the roof will hold up for this period of time, but we are giving you our estimate based on what we are seeing physically, whether we feel we can deduce how long the roofing has been in place, how long a type of roofing traditionally last for and our years of experience looking at roofs and trying to help people with home inspections. If you have concerns with our estimate, we recommend getting an evaluation from an HONEST AND PRACTICAL roofing contractor. Just remember that MOST roofing contractors will try to talk you into a new roof vs repairing it and especially towards the end of its life no matter if you can extend its life with repairs or not. WE LEAN towards getting as much life out of a roof that we can, and we know there are many factors that play into whether a roof will hold up or not. It's extremely important that you get an honest, fairly priced, hard working roofer that wants to earn your trust and business and to help you vs one that just wants to sell you on a new roof.

***It is always best to run any of your concerns or ideas by your Real Estate Agent, Home Inspector or Trusted Family Member or Friend prior to making any decision on your roof. In looking at your roof, we are trying to assess the type and quality of the roofing, how long the roof has been on the house, whether it was installed properly, how they have cared for the roof, whether it's in adequate shape or if it needs to be replaced. If we tell you that we feel you can get more life out of a roof, it is because we are trying to help you get an accurate assessment of the roof vs just writing it off and saying that the roof is shot and needs to be replaced. Repairs are a normal thing with the care on a roof and especially towards the end of it's life. The best way I feel we can explain this is by giving you a little calculation as to how to determine the value on a roof and what value is potentially remaining: (Lets say you roof is worth $15,000 new and its a 30 Year product. That means its worth $500 per year if the roof were to go to full term. So if someone were to recommend a new roof 5 years early vs repairs, the equation I would calculate is, what's it gonna cost me for repairs vs throwing the roofing away or in the garbage. So if its say 5 years early and that would be throwing $2500 ($500 per year x 5 years = $2500) away and repairs would be $1500, then I would say you may want to try REPAIR vs Replace because you would be throwing away more than its worth to keep it. Just REMEMBER, contractors know this and will try to boost the repair amounts up to persuade you out of them and to get the full re-roof job. It can take work to get ahold of the right people. Call us and we can help you get what you need.

*We feel that the roof has 5 years or less left on it with some repairs and ongoing care. It has lived the majority of its life, but you should be able to get a few more years if you keep an eye on it. **You may need to do a few repairs now or during that time**. You can often times extend the life of your roof with proper care, clearing off the debris and making repairs when needed to get the full life out of it.

ALWAYS remember that it is much easier for a Contractor or even Home Inspector to say that a roof is shot vs taking a more pragmatic approach. Just because a roof may eventually leak or is currently leaking, this does not always mean that you have to wholesale replace it. Repairs are ALWAYS an option, even on old roofs. Regular inspections and care of the roof can maintain its function and extend its life. Making repairs can extend the life of your existing roofing without the cost of a full replacement.

*We recommend blowing off the roof as needed to keep debris off the roof and to keep the gutters clean.

*We also recommend treating for moss as needed to prohibit moss growth. Here is a link for some moss treatment:

Click here for the link

Recommendation

Contact a qualified roofing professional.



7.4.1 Underlayment material

Observation

#15 FELT PAPER FOR STANDARD ASPHALT ROOFING

The roof appears to have #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

8: ROOF MAINTENANCE

		IN	NI	NP
8.1	Maintenance Items	X		

IN = Inspected NI = Not Inspected NP = Not Present

Observations

8.1.1 Maintenance Items

Recommendation

DEBRIS ON THE ROOF

I recommend cleaning the roof and gutters as needed and maintaining the roof annually.

Recommendation

Contact a qualified handyman.

8.1.2 Maintenance Items

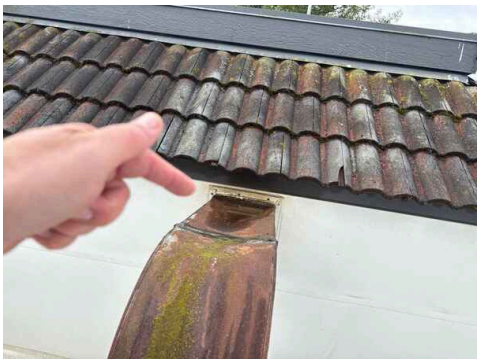
Recommendation

FLAT ROOF HAS PONDING

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. I recommend keeping an eye on the roof to make sure debris doesn't build up and the materials are continuing to hold up.

Recommendation

Contact a qualified roofing professional.



8.1.3 Maintenance Items

Recommendation

AIR HANDLER IS INOPERABLE

Recommendation

Contact a qualified professional.

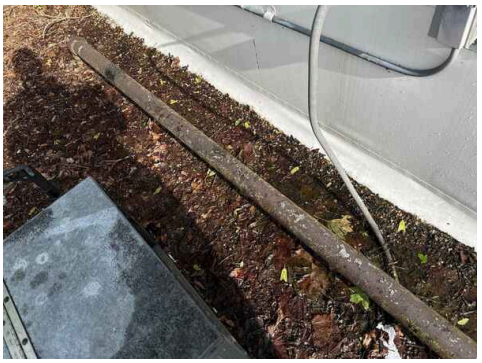
8.1.4 Maintenance Items

RUSTED PIPING

Recommendation

Recommendation

Contact a qualified professional.



8.1.5 Maintenance Items

RUSTED DUCTWORK

Recommendation

Recommendation

Contact a qualified professional.

8.1.6 Maintenance Items

RUSTED COVER

Recommendation

Recommendation

Contact a qualified professional.

8.1.7 Maintenance Items

VAC SYSTEM IS RUSTING AND NEEDS TO BE SERVICED

Recommendation

Recommendation

Contact a qualified professional.

8.1.8 Maintenance Items

MISSING/DAMAGED TILES

Recommendation

Recommendation

Contact a qualified professional.







8.1.9 Maintenance Items

NEED TO SEAL THE ROOF

Recommendation

Recommendation

Contact a qualified professional.

9: ROOFING COMPONENTS

		IN	NI	NP
9.1	Roof Top Deck			X
9.2	Roof vents/Flapper vents	X		
9.3	Flashings	X		
9.4	Plumbing and Combustion Vents	X		
9.5	Skylights			X
9.6	Gutters	X		
9.7	Built In Gutters	X		
9.8	Downspouts	X		
9.9	Chimney - Brick			X
9.10	Chimney - Wood Chase			X
9.11	Chimney - Steel Vent/Side Vent			X
9.12	Chimney Cap			X
9.13	Chimney flue			X
9.14	Chimney flashing			X

IN = Inspected NI = Not Inspected NP = Not Present

Observations

9.2.1 Roof vents/Flapper vents

ROOF VENTS ARE OK

Observation

9.3.1 Flashings

NO VISUAL FLASHING DEFICIENCIES

Observation

I observed no real deficiencies with the roof flashing at this time.

9.6.1 Gutters

GUTTERS ARE OK

Observation

Gutters are in good shape at this time. Recommend keeping an eye on the gutters and cleaning as needed if you have trees in the area that may drop debris in them.

9.6.2 Gutters

GUTTERS CAN BE TRICKY TO UNDERSTAND DEPENDING ON CONDITIONS

Recommendation

It can be challenging to know if the gutters slope the wrong way or if the gutters are properly attached or functioning properly. If the gutters have been just cleaned or the yard recently landscaped, this can make it difficult to see if this is happening. It is important to check on your gutters when it rains to see if everything is draining properly, etc. It is also important to see if the underground drainage system is actually working when it rains. Sometimes they can be clogged and the rain water gurgles out at the surface because the lines fill up with water and then overflow onto the yard till it stops raining.

*I recommend checking on the gutters and downspouts when it rains to make sure everything is flowing correctly and make repairs if needed.

9.7.1 Built In Gutters

Recommendation

BLOCKED SCUPPER DRAINS

Debris is blocking scuppers at the time of the inspection. This condition will cause water to pool, increasing the chances of roof leakage. I recommend that any overhanging vegetation be cut back at these areas, the scuppers be cleared, and the roof be kept clean of debris in the future.

Recommendation

Contact a qualified handyman.



This is an example of what a clogged scupper drain can do

9.8.1 Downspouts

Recommendation

DOWNSPOUTS DRAIN NEAR BUILDING

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil, which can lead to structural movement. Recommend adjusting downspout extensions to drain at least 6 feet from the foundation or minimally onto splash blocks.

Click here for a helpful DIY link and video on draining water flow away from your house.

*The sample pics are examples of drainage systems that direct water away from the house. There are also some mechanical systems that can pump water away like a sump pump used in a basement. Mechanical systems are not necessarily a slam dunk solution as they require maintenance, and if they are used infrequently may not work when you need them to.

Recommendation

Contact a qualified handyman.

10: INTERIOR - DOORS, WINDOWS, STAIRS, COUNTERTOPS, WALLS/CEILINGS AND FLOORING

		IN	NI	NP
10.1	Doors	X		
10.2	Slider doors			X
10.3	Windows	X		
10.4	Floors - General Condition	X		
10.5	Floors - Carpet			X
10.6	Floors - Hardwoods/Laminate			X
10.7	Floors - Vinyl	X		
10.8	Floors - Tile	X		
10.9	Walls and Ceilings	X		
10.10	Trim/Hardware	X		
10.11	Steps and Stairways			X
10.12	Railings and Handrail			X
10.13	Cabinets	X		
10.14	Countertops	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Countertops : Countertop Material
NA

Countertops : Cabinetry
Wood

Walls and Ceilings: Wall Material
Drywall, Paneling, Tile, Wallpaper, Wood

Quick note:

Most drywall material and mud for the joints installed prior to 1970 may have asbestos in it. Here is a little article explaining it all:

Click here for the link

*If you have any questions or feel that you want to get it tested, let us know and we can take samples with the owners permission and can send them off to the lab for testing for you. (There is a fee to do this and for the lab testing)

Observations

10.1.1 Doors

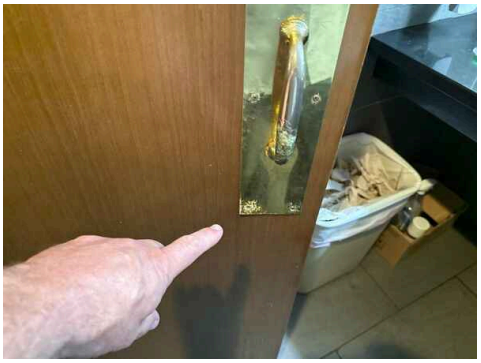
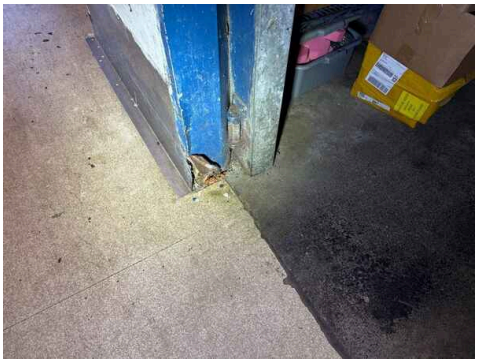
Recommendation

DAMAGED DOORS

An interior door was damaged. The door is functioning at this time. I just wanted to note the damage and recommend replacing any damaged doors as needed.

Recommendation

Contact a qualified door repair/installation contractor.


10.1.2 Doors

Recommendation

MISSING DOORS

I noticed missing interior doors. Recommend replacement as needed.

Recommendation

Contact a qualified door repair/installation contractor.

10.3.1 Windows

Observation

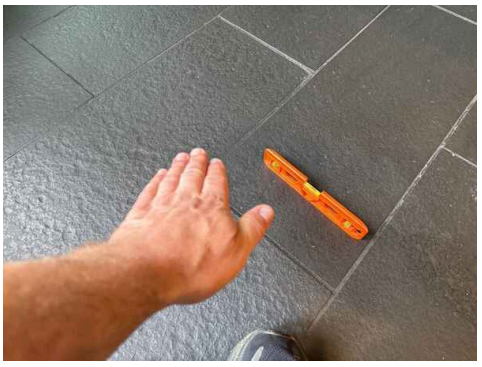
WINDOWS ARE OK

Windows were in workable condition at the time of inspection.

10.4.1 Floors - General Condition

Recommendation

THERE IS A HUMP, DIP OR SLOPE IN THE FLOOR



*Depending on who you talk to, you can get a lot of different opinions about humps or dips in the floor and how to address them. I find this can be a bit confusing as a home owner trying to figure out if there is something that needs to be done or not and to what degree. So here is the best advice I can give you to help you with humps in the floor or settling floors: There are multiple factors to look into. It could just be dimensional lumber drying out and that's pretty normal. It could have been framed out of level a bit and again, it kinda is what it is unless its important to you and needs attention. Stuff dries out and can adjust a bit over time.

You can also take a look at where the downspouts are draining and or if the gutters are plugged and overflowing and draining near the house. If they did this for years and now have since corrected this, the settling has probably stopped at this point. This often times will make the house settle over time from all the roof water soaking the soils and freezing and thawing for years.

Another consideration is the excavation and back fill that are important as well to whether a foundation settles or not. Sometimes these older houses were not pre-inspected by GeoTechs and or they often times didn't always dig down completely to bedrock and then set the foundation on something solid. In these instances, the house can settle a bit in these areas where they may have not stepped down the foundation or poured a large enough footing etc, but it does not make it wrong per se, but just rather that they built things differently back then. This also does not mean that the foundation has "failed" or it is not working. It just means that the home has settled a bit and then its up to you and your Real Estate Professional to determine if its important to you or if its something that is pretty common in the area the house is in. The best thing to do is be practical in your approach, understand the metrics associated with your house and area and to do what is best for you and your family.

*Our recommendation is to get as much info as you can to understand what you are looking at and make your decision for repairs with an open mind. If you deem it is necessary to contact a Foundation or Framing Specialist or Structural Engineer, then do as you see fit.

*There are a lot of areas where foundations or workable and just have settled a bit and it's just not something that's done due to cost to the homeowners and or buyers and the people just understand that this is common and are accepting of it. In most cases, the house is not falling down a hill or falling apart. It's just settled a bit and you need to determine if its enough of an issue to address or not. Just remember that if you bring out a professional to take a look, they will probably tell you just what you were thinking they would and offer a fix and a price. That doesn't always mean its necessary or even that they prescribed method to do things or price is correct. I would always run this by your Real Estate Professional, your Home Inspector and or a Trusted Family Member that understands the topic to help you in this.

***On another note, you can adjust the floors as needed if this is important to you. This is usually done by jacking up the floor framing in the low spots and adding the additional supports as needed.

Below is a video with some ways to re-level a sagging floor:

Click here for the link

Recommendation

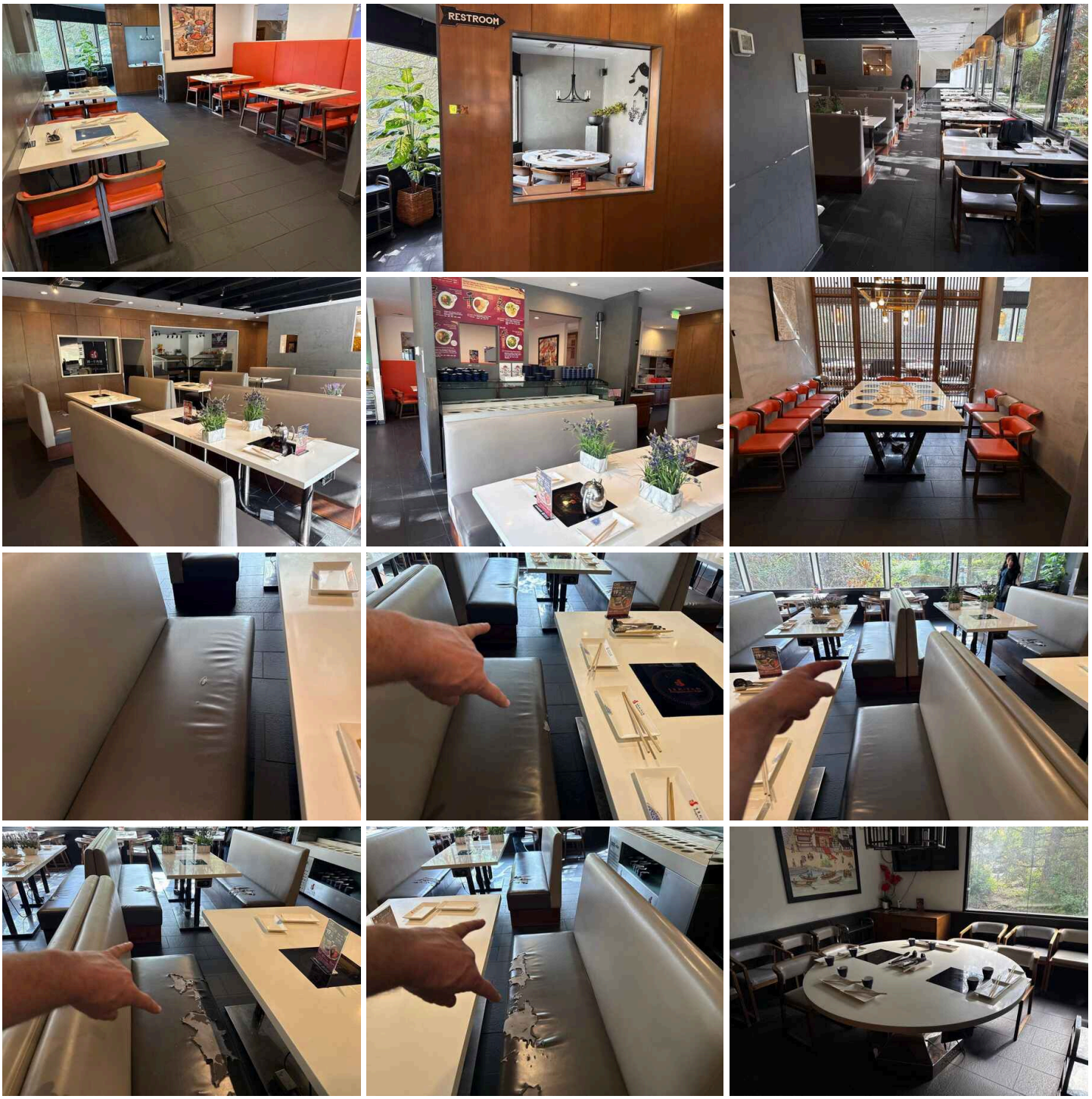
Contact a qualified professional.

10.4.2 Floors - General Condition

Observation

DINING AREA





10.7.1 Floors - Vinyl

Recommendation

VINYL AND TILE FLOOR DAMAGED

These floors need repair and are past their lifespan

Recommendation

Contact a qualified flooring contractor


10.8.1 Floors - Tile

TILE FLOORS ARE OK

Observation


10.8.2 Floors - Tile

TILE FLOORS ARE DAMAGED

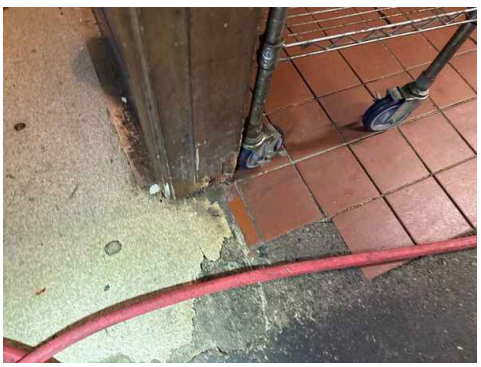
Recommendation

Just wanted to make you aware.

Recommendation

Contact a qualified tile contractor





10.8.3 Floors - Tile

Recommendation

TILE FLOORS NEED GROUT MAINTENANCE

Grout lines in the tile floor needed maintenance at the time of the inspection.

Recommendation

Contact a qualified tile contractor




10.9.1 Walls and Ceilings

Recommendation

WALLS AND CEILINGS

I have attached pictures of areas I noticed that could use some attention. Those areas may have any of the issues noted below:

Small dings or holes: repair as needed

Stress cracks: It is not uncommon to see minor cracks in drywall/plaster. The cracks that I observed do not appear to be impacting the structural integrity of the home from what I can see.

My recommendation is to mitigate any sources for settling (if needed) in the home like water draining up close to the house, roof leaks or fixing any improper construction modifications.

In most cases, you can just tape and repair the cracks as needed.

Cracks around window frames: It is common that, as the home settles, you will see cracks around the frame of the window. This is normal and do not appear to be impacting any structural integrity of the home or window.

My recommendation is to caulk to seal and paint to match.

Nails or screws recessed or popping out: Protruding or recessed nails should either be removed or filled for repair. Then the drywall should be re-fastened, finished and painted to match the existing wall surfaces as needed.

Paint touch up: Make sure you get the right color, sheen, brand and series of paint when possible.

Paint color match issues: Recommend asking the owner for the proper paint color, brand, series and sheen for touch areas.

Door knob holes: Here is an easy little cover you can use for door stops Click here for the link

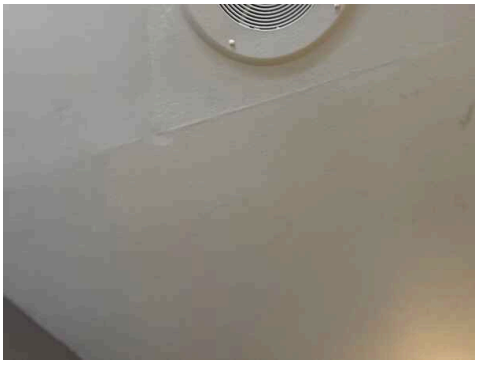
Uneven texture: This can be a little tough to fix. I would recommend watching a few You Tube videos on the subject and to remember that the key is good prep work before you apply texture and to test your texture spray on a piece of cardboard prior to applying it to the walls or ceilings.

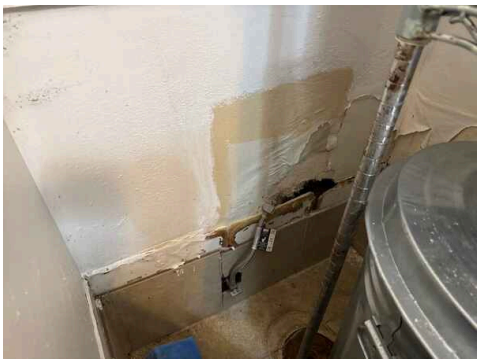
Poor patch work: In most cases, the best way to make drywall or wall surface repairs with this kind of texture or repair issue is to remove it and re-texture with a spray on texture.

Ghosting: This is where you see a variation in the color or sheen on the walls or ceilings from the differential in heat transfer and the reaction of the poor paint applied to the surface. Often times this can be corrected with some good quality paint. Other elements to work on is to make sure the insulation is evenly distributed, and that there is a proper vapor barrier for the drywall. You can basically use the paint as a vapor barrier if you use a PVA primer prior to painting.

Recommendation

Contact a handyman or DIY project

10.9.2 Walls and Ceilings

Recommendation

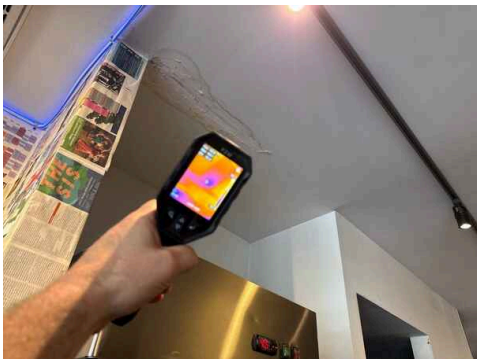
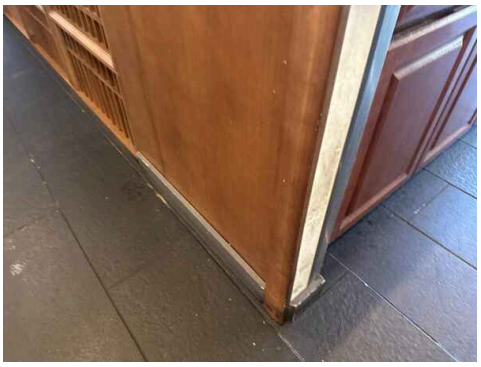
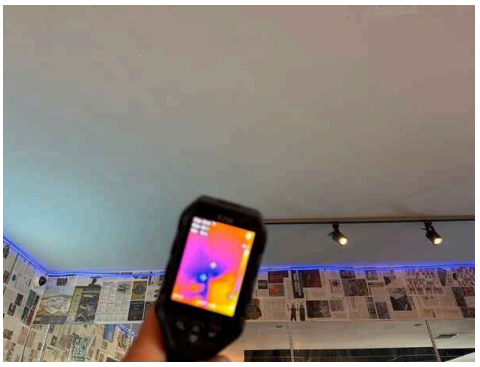
MOISTURE STAINING/DAMAGE

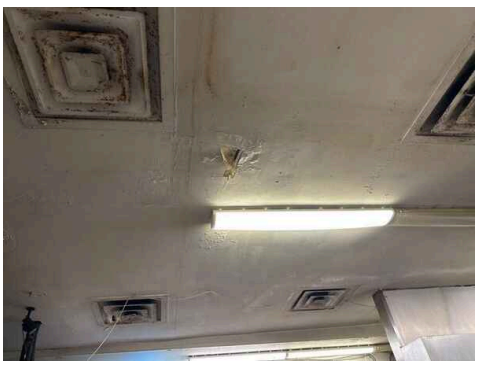
Stains on the walls or ceiling were visible at the time of the inspection and appear to be the result of some kind of a moisture issue. The source of moisture may have been corrected, or it may still be an active issue. Recommend cleaning and treating properly and pursuing further invasive examination by a qualified professional to provide more clarity as to the source of the issue as needed.

Recommendation

Contact a qualified professional.



10.10.1 Trim/Hardware

Observation

TRIM NEEDS TOUCH UP

Recommend caulking and painting the trim as needed.

Recommendation

Contact a qualified handyman.

10.10.2 Trim/Hardware

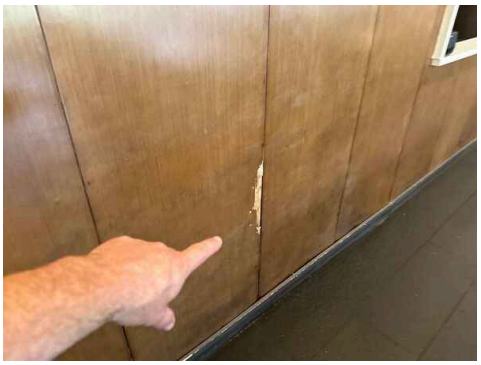
Recommendation

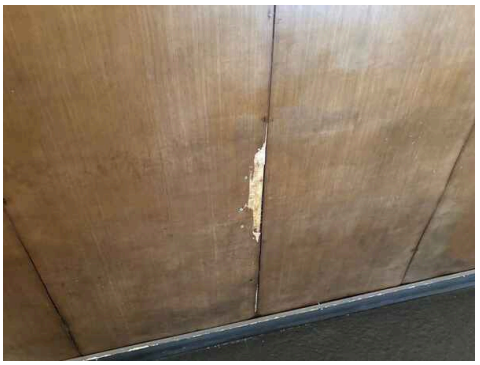
TRIM IS MISSING, LOOSE OR DAMAGED

Recommend repair as needed.

Recommendation

Contact a qualified carpenter.





10.13.1 Cabinets

Recommendation

CABINETS HAVE BLEMISHES, DINGS OR DAMAGE

The cabinets are worn or damaged in spots, but are currently functioning fine.

*You can get a touch up marking pen from the hardware store that can touch up some blemishes.

*Here is a link for that type of touch up marker:

Click here for the link

Recommendation

Contact a qualified carpenter.

10.13.2 Cabinets

Observation

BATHROOM STALLS

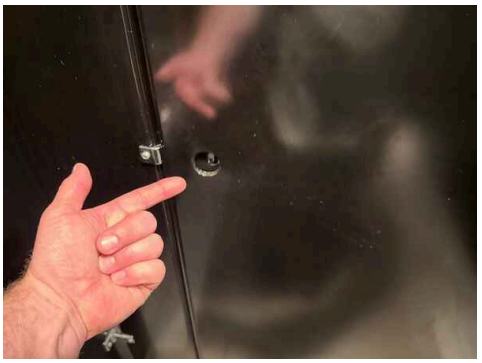
10.13.3 Cabinets

MISSING LOCK

Recommendation

Recommendation

Contact a qualified professional.



10.14.1 Countertops

Recommendation

COUNTERTOP AND SINK ARE NOT SEALED

Recommend sealing the sink and the countertop and in some cases the sink may need some additional supports.

*There are some instances where these are just sealed over with silicone and they are not supported or attached properly. This can pose a problem after the sink starts to get used more and come loose. Recommend sealing and supporting as/when needed.

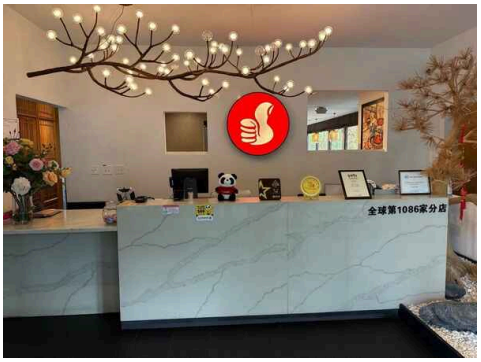
Recommendation

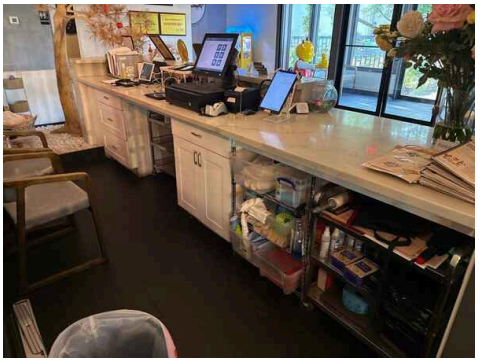
Contact a qualified handyman.

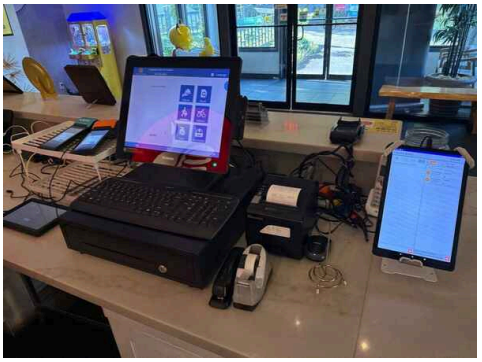
10.14.2 Countertops

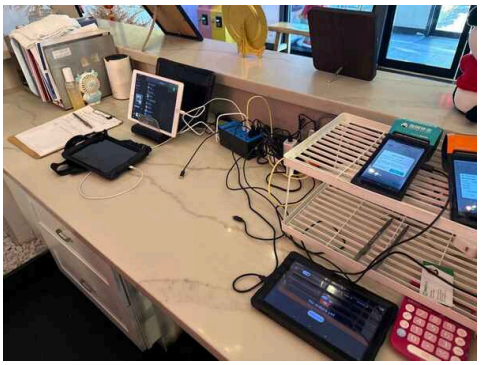
Observation

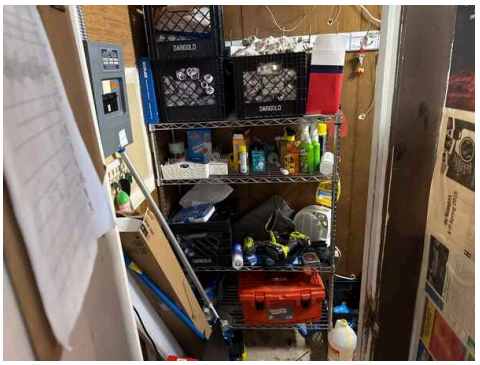
ENTRY







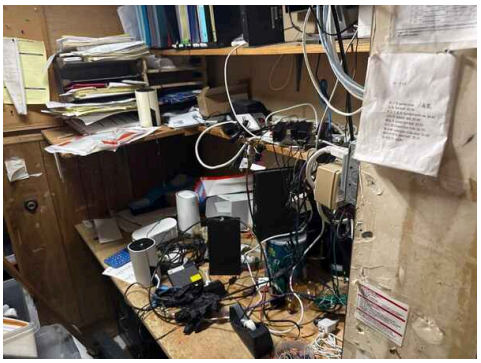


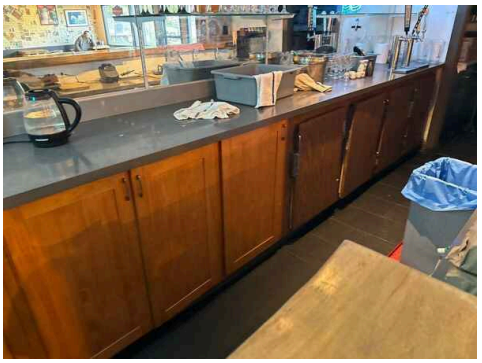


10.14.3 Countertops

Observation

BAR AREA





10.14.4 Countertops

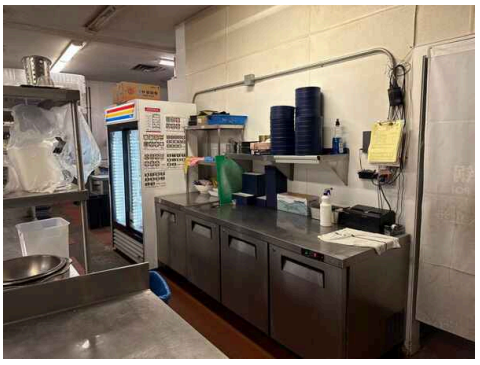
PREP AREA

Observation


10.14.5 Countertops

KITCHEN

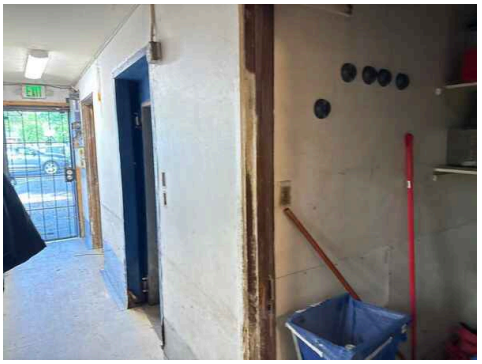
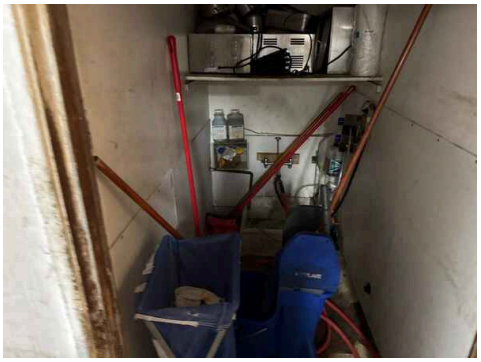
Observation

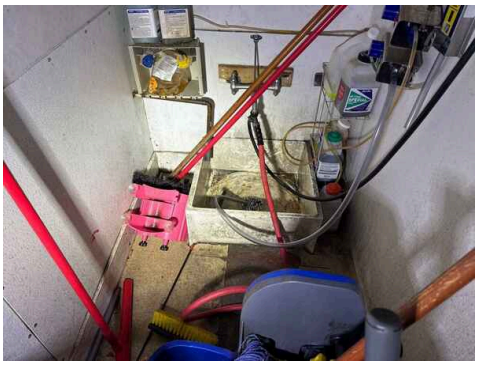










11: APPLIANCES

Information

Oven/Cooktop: Range/Oven Energy Source

n/a

General Information

General:
Below is information about the inspection process relative to each appliance. Generally we are not required to test all the appliances but we do try to test them whenever possible in an effort to get you as much information as we can about what you have. If you are concerned with the durability and/or full functionality of the appliances, we recommend getting a one year warranty for the house and appliances. This will make sure everything is covered in the event that things are not how they seemed at the inspection.

Washing Machine:
When we test the washing machine we do not run full cycles as that is a lengthy process and we would potentially not be there when the cycle finishes and or the washer could drain onto the floor or something like that and create another set of issues. If the unit is hooked up, the water is turned on and there is power to the unit and there are no clothes in the unit, we will attempt to test the unit. We then will check to see that water is running into the unit and that it drains without issue. We do not run the washing machine if there are personal items in it or if we are told that the washer and dryer do not come with the house.

Dryer:
When we run the dryer, we try to make sure it turns on and the vent is properly connected to the unit and run to the outside. Sometimes we cannot see if the unit will heat up because it has a moisture sensor and we don't have any wet clothes in the unit to verify this. If we feel it needs service, we will try to let you know, but we cannot know everything there is to know about the unit without having wet clothes to dry in a full cycle and see how everything works. We are a bit limited in what we can test during an inspection and what we are authorized to do. We do not disconnect the vent to look inside for lint build up, but will note what we can see at the termination if we can see it. It is always a good idea to have the dryer vents cleaned periodically, especially if they go up to a rooftop termination vent.

Disposal:
We test the disposals using the available switch to see if it comes on and whether it makes excessive noise and or has excessive vibration.

Dishwasher:
We test dishwashers usually on a rinse cycle to see if it water runs into the unit and that it begins the cycle. We will then turn it back off to stand there and watch it drain to make sure everything is working properly. We do not run full cycles because we can't stand there to monitor it for up to 2 hours. If there are delicate items in there or someone is using it for storage or something like that we will not run it.

Oven/Cooktop:
We test ovens and cooktops for function by turning them on, letting them heat up and then turning them off. We do not test them for temperature relative to a setting.

Microwave:
We test the microwave for function but we do not test them for cooking efficiencies or temperatures. We will look for the type of venting it is setup for, whether the screens are in place and whether the stove light works when applicable.

Range hoods:
We test range hoods and vents on microwaves for function and we determine if they are venting to the outside or just back into the kitchen. We also test them to ensure they are drawing air properly and whether the screens are in place.

Refrigerator:
We test the fridge to see if it's running but we do not test them for exact temperatures and or their efficiency. We also test the ice and water dispenser if you have them to see if water and ice dispense or not. We will observe if any drawers or trays are damaged if we can see them and try to tell you if we feel there is an issue.

Observations

11.2.1 Dishwasher

Recommendation

DISHWASHER AREA - PROBABLY RENTED SYSTEM


11.3.1 Oven/Cooktop

Observation

COOKTOP IS OK

The cooktop appears to be in good working condition at this time.





11.3.2 Oven/Cooktop

Recommendation

UNABLE TO TEST

There is no power to the range to be able to test it.

Recommendation

Contact a qualified professional.

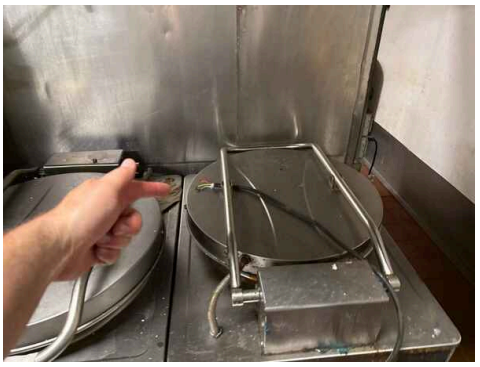

11.3.3 Oven/Cooktop

Recommendation

WARMER NOT BEING USED

Recommendation

Contact a qualified professional.



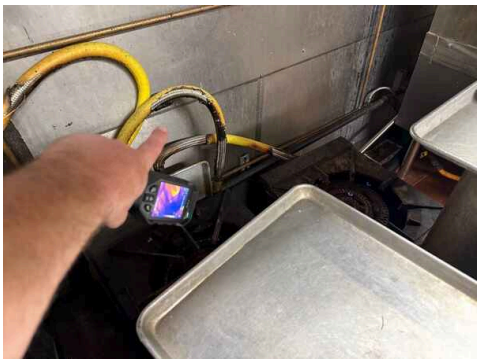
11.3.4 Oven/Cooktop

Recommendation

FUEL LINE WRAP WAS BURNED AT SOME POINT IN TIME

Recommendation

Contact a qualified professional.

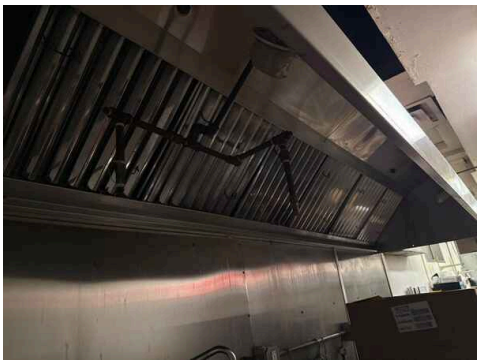


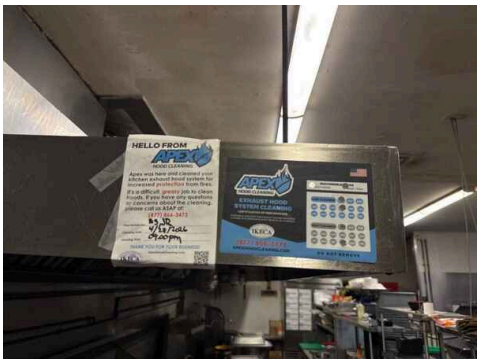
11.5.1 Range Hood

Observation

DRAFT HOOD IS OK

The draft hood is working and venting to the outside.





11.5.2 Range Hood

Recommendation

DRAFT HOOD HAS SOME WATER LEAKING INTO THE TRAY

Recommend repairing as needed

Recommendation

Contact a qualified professional.

11.6.1 Refrigerator

Observation

REFRIGERATOR IS OK

The refrigerator appears to be operable at the time of inspection.






F2W

F2W

F2W

F2W

BOHN

F2W

BOHN

F2W

BOHN

F2W

F2W


11.6.2 Refrigerator

COOLER INOPERABLE

Recommendation

Contact a qualified professional.

Recommendation







11.6.3 Refrigerator

NO ICE IN THE ICE MAKER

Recommendation

Contact a qualified professional.

Recommendation


11.6.4 Refrigerator

MULTIPLE COOLERS NEED TO BE CLEANED AND SERVICED AND SEALED PROPERLY

Recommendation

Recommendation

Contact a qualified professional.



11.6.5 Refrigerator

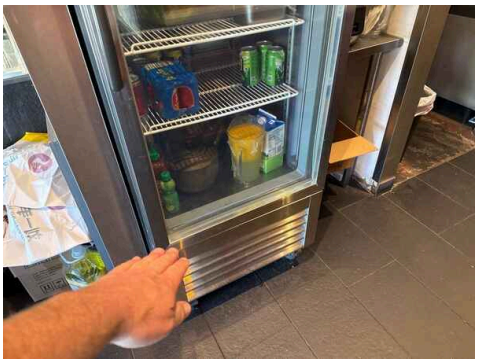
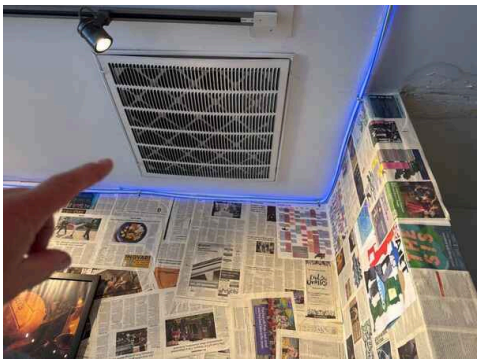
COOLER NEEDS TO BE SERVICED

Recommendation

All of the coolers are out dated and need to be replaced.

Recommendation

Contact a qualified professional.


11.6.6 Refrigerator

ICE MAKER WORKS

Observation

11.6.7 Refrigerator

ICE MAKER NEEDS TO BE CLEANED

Recommendation

Recommendation

Contact a qualified professional.

11.6.8 Refrigerator

ICE MAKER IS LEAKING

Recommendation

Recommendation

Contact a qualified professional.

11.6.9 Refrigerator

COOLER NEEDS TO BE SERVICED

Recommendation

Contact a qualified professional.

Recommendation

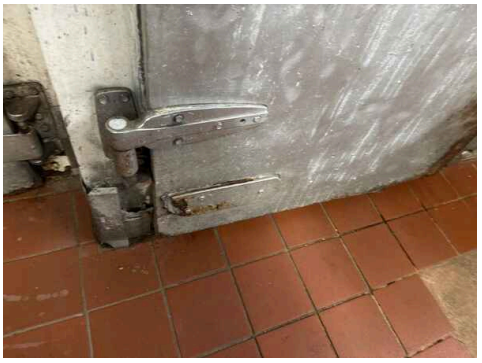
11.6.10 Refrigerator

DAMAGED FRIDGE

Recommendation

Contact a qualified professional.

Recommendation



11.6.11 Refrigerator

MOLD IN MULTIPLE FRIDGES

Recommendation

Contact a qualified professional.

Recommendation

12: PLUMBING

		IN	NI	NP
12.1	Main Water Shut-off Device	X		
12.2	Kitchen Sink/Faucet			X
12.3	Hammer Valves	X		
12.4	Drain Lines	X		
12.5	Sewer Line	X		
12.6	Water Piping	X		
12.7	Water temperature	X		
12.8	Sinks	X		
12.9	Faucets	X		
12.10	Toilets	X		
12.11	Tub Itself			X
12.12	Tile Mud Pan			X
12.13	Tub Controls			X
12.14	Tub Shower Head			X
12.15	Tub Surround/Door			X
12.16	Jetted Tub			X
12.17	Water Heater Itself	X		
12.18	Water Heater - Drip Pan	X		
12.19	Water heater - Straps and Stand	X		
12.20	Water Heater - Pressure and Temp Relief	X		
12.21	Water Heater - Plumbing/Piping	X		
12.22	Water Heater - Electrical/Venting/Fuel Line	X		
12.23	Fire Sprinkler System	X		
12.24	Well System			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Main Water Shut-off Device: Location
Did not locate

Water Heater Itself: Capacity
50 gallons

Sewer Line: Sewer clean out location
In the bathroom

Water Heater Itself: Location
Closet

Water Heater Itself: Power Source/Type
Electric, Tankless

Water Source

Public water

Public water pressure can fluctuate from city to city, time of year, altitude, pressure reducing valves, mixing valves and ambient temperature. The main thing to take into account is that there is a difference between water pressure and water flow or load.

Here is a little explanation of Water Pressure VS Water Flow:

Water pressure and water flow power your plumbing system. It is important to know how each one works in your plumbing system. But what is the difference between these two terms? Knowing the difference will help you when any issues arise.

Water Flow Vs Water Pressure

Pressure is the continuous force exerted on an object by contact. Water pressure is the force that makes your water go through your entire plumbing system. Your water pressure is often based on the altitude of your home. For example, if you live in a city with a water tower, the pressure is set up for that water tower. The higher the water tower is, the higher that your water pressure will be. Water pressure is also affected by gravity. Water pressure can change even with the slightest change to your plumbing equipment.

Water flow is the amount of water that you have going through your pipes at any time. The flow of the water in your pipes will depend on how wide your pipes are, and the pressure of that water. If you have small width pipes, you can expect the water flow to be lower than pipes that have a wider width. When you have more taps on your water open, this can affect the pressure of your water. This will cause the water to come out at a slower flow.

Your Plumbing System, Pressure, And Flow

There is a simple way to describe the difference between water flow and water pressure. Water flow is the quantity of water coming out of your pipes. Water pressure is how hard the water flows out of your pipes. Things like friction can affect both water flow and water pressure. For example, if your pipes are full of sediment, it will cause your water pressure and flow to be low.

When There Is A Problem

If you want to change your water flow, you can adjust your faucet opening. To control your water pressure, you will want to find the water pressure regulator. You will usually find this near the main water line to your home. You can check your water pressure with a gauge. Before doing too much, if you are municipal water, check to see if your neighbors have low water pressure. If it is on the municipal end, you will need to call them to figure out what is going on.

- Some common problems that can affect your system to where you need a plumber include:
- Broken pressure regulator. A licensed plumber will need to replace this part.
- Closed shut-off valves. If you notice that you have low flow or pressure, first check the shut off valves to ensure they are open.
- Clogs. You will want to get rid of clogs as soon as possible.
- Leaks. Leaks can cause water pressure and water flow to be low. Getting these repaired as soon as possible is vital.
- Sediment build-up. Sediment can impede the flow of water. A local plumber can help to remove the sediment from your pipes.

Main Water Shut-off Device: Double Check Valve

Here is a link that explains what a double check valve is for and when they are needed. It is recommended to have them to protect against cross contamination with the potable water system.

Click here for the link

These are generally seen around fire sprinklers systems, yard sprinklers and boiler systems, etc. If you feel you may need/want one of these, I recommend discussing with your agent, home inspector or a trusted family member to discuss.

Water Piping: Piping Material

Copper/Pex

There are a few different types of piping materials out t here and they all have pros and cons to them. Galvanized piping will rust on the inside over time and may to such a degree that it will slow the water flow out of a faucets and you'll eventually want to upgrade it. Copper is a great piping product, but is very expensive these days and can corrode if not properly insulated against other metal piping materials. Pex piping is the new generation of piping that is easy to work with, can expand and contract and hold up if frozen but is easy to cut through or drill through if not careful. CPVC has been around for a while now. It is pretty easy to run, but it can freeze and crack if exposed to the cold and it is easy to break off in the wall if its not properly secured. And last, but not least, Polybutylene. It's kinda been labeled as a bad piping material that breaks down over time from the inside out and can corrode the fittings which can eventually spring a leak un-announced.

*In an nutshell, all plumbing needs to be protected and cared for in different ways. Know what you have and care for it as needed. Its always a good idea to insulate all water lines, properly secure them and run them in the proper way when installing. They also need to be secured properly.

Water Heater Itself: Water Heater Age

10+ years

*Tank water heaters that are more than 10 years are considered to have lived their life. There is no expiration date on a water heater, but it is good to know where the tank is at in its life cycle. These water heaters can go 20,30 or even 40 years before they need to be replaced, but it is good to know where you are at in that life cycle when buying or selling a home.

*Tankless water heaters are known to last 20 years or longer. Again, there is no expiration date on these water heaters, but it is safe to say that it is considered within its realistic lifespan when the heater is under 20 years old.

Water Heater Itself: Thermal Expansion Tank

Recommend Expansion Tank

*A water heater thermal expansion tank has been required for both original and replacement water heaters since the 2006 edition of the International Residential Code (IRC P2903.4) Now if your water heater was installed prior to this timeframe, it does not mean that your water heater does not work. It was brought into the picture to take the added expansion pressure put on the pressure and temp relief. In most cases this is not a major issue, but it can become an issue if the pressure and temp relief valve starts to leak over time.

*The IPC does not specifically require a thermal expansion tank to be installed with tankless water heaters. However, if a storage tank is used in conjunction with a tankless water heater in a closed system, which is sometimes the case with recirculation, then a means of controlling thermal expansion must be provided.

*Here is a picture of what one looks like:

Observations

12.1.1 Main Water Shut-off Device

Observation

MAIN WATER SHUT OFF - NEED TO LOCATE WITH THE CURRENT OWNER - I THINK IT IS IN THE ROOM WITH THE TWO ON DEMAND WATER HEATERS

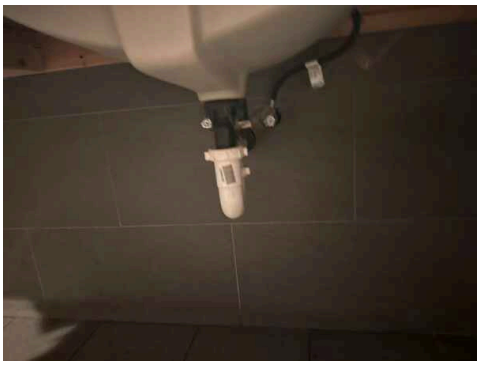
Recommend testing the water shut-off periodically for proper operation.

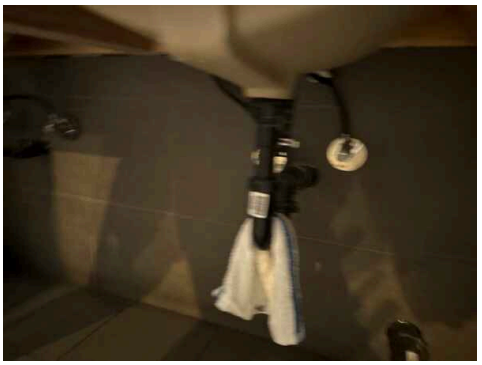
12.4.1 Drain Lines

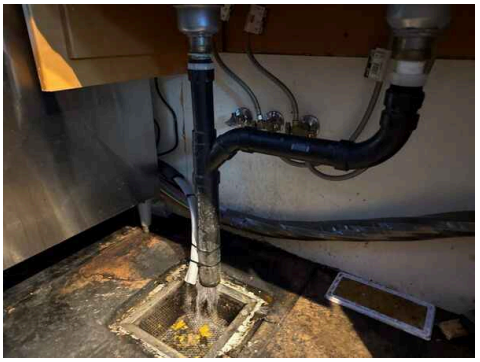
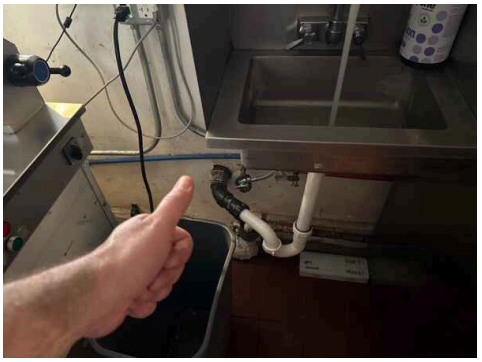
Observation

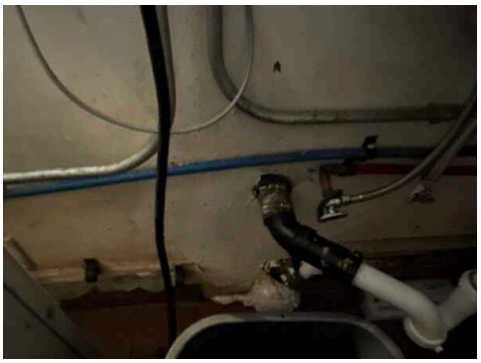
DRAINS AND VENTS ARE OK

The drains and vents for sinks appear to be properly installed under the sinks. I ran the hot and cold water and everything appeared to run correctly.







12.4.2 Drain Lines

Recommendation

DRAINS ARE CURRENTLY LEAKING

Recommend further evaluation and repair as needed.

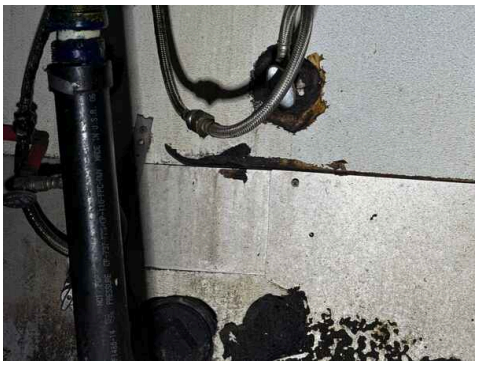
*These leaks can also produce potential discoloration or mold behind the cabinets and or on the walls and floor. If you ever choose to remove the cabinets or upgrade, you may find some areas that should be treated with bleach or RMR-86 (a product that I like to use to treat these areas). I would treat any visual areas as needed.

*Here is a link for the RMR-86:

Click here for the link

Recommendation

Contact a qualified plumbing contractor.

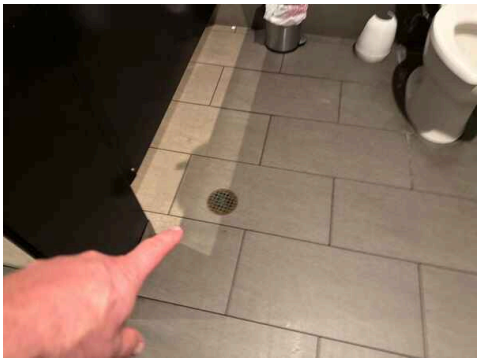

12.4.3 Drain Lines

Recommendation

DRAIN NEEDS TO BE CLEANED

Recommendation

Contact a qualified professional.



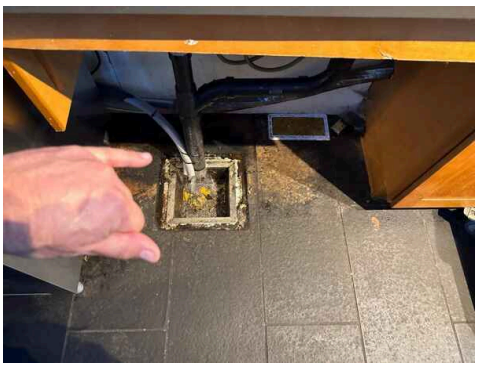

12.4.4 Drain Lines

Recommendation

DRAIN IS NOT PROPERLY ALIGNED

Recommendation

Contact a qualified professional.

12.5.1 Sewer Line

Observation

SEWER CLEAN OUT

This is the access to your drain system should you ever need to use it.

*Recommend making sure the clean out access is always accessible.


12.6.1 Water Piping

Observation

WATER LINES ARE OK

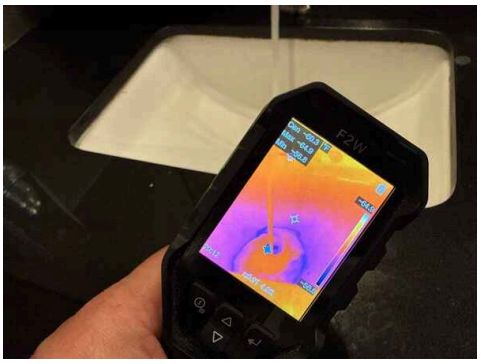
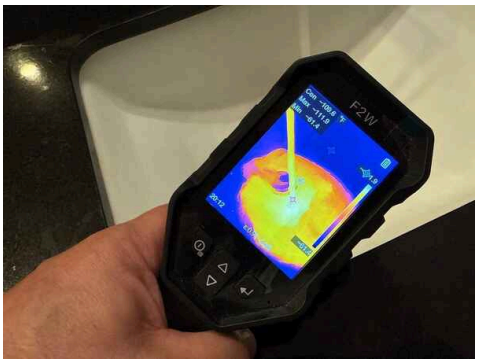
I did not see any visible leaks or major problems at this time. Keep an eye on the plumbing under the sinks periodically to make sure everything is ok.

12.7.1 Water temperature

Observation

WATER TEMPERATURE

The standard temperature is 120 degrees.

12.7.2 Water temperature

NO HOT WATER

Recommendation

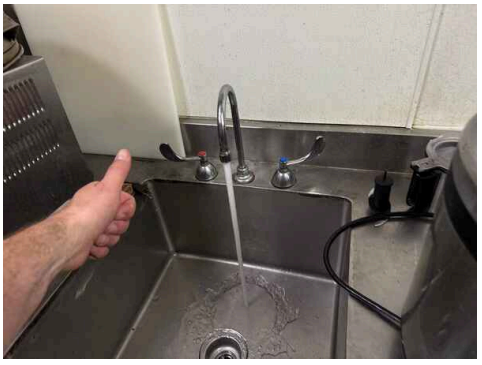
Contact a qualified professional.

Recommendation

12.8.1 Sinks

SINKS ARE OK

Observation



12.8.2 Sinks

SINK HAS POOR DRAINAGE

Recommendation

The sink had slow/poor drainage. I recommend trying some drain cleaner to see if you can clear the line. If this doesn't work, you might try a small drain hook tool to clear the trap. If this doesn't work, call a qualified plumber or Handyman to repair or jet the line.

Recommendation

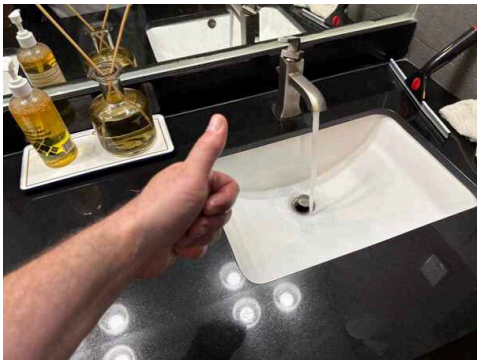
Contact a qualified plumbing contractor.

12.9.1 Faucets

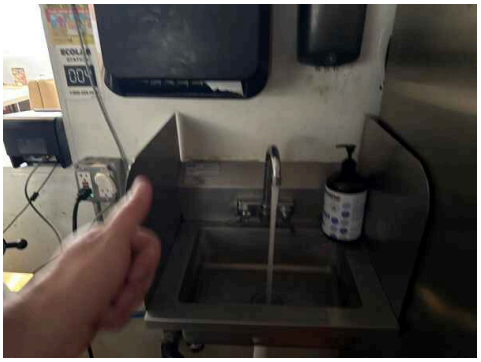
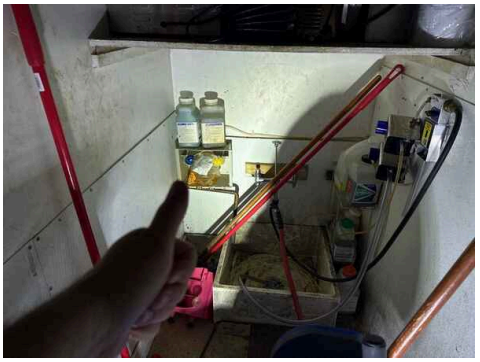
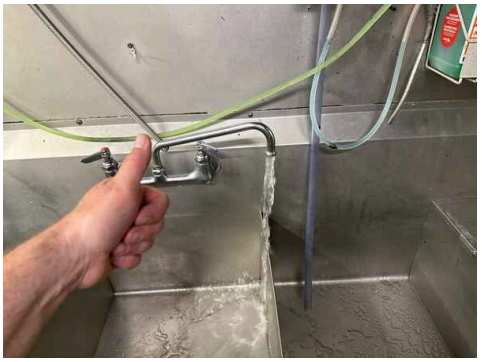
FAUCETS ARE OK

Observation







12.9.2 Faucets

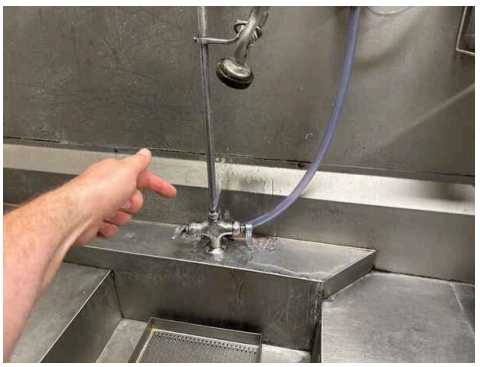
FAUCET LEAKS WHEN TURNED OFF

Recommend replacing the faucet cartridge or upgrading the faucet.

Recommendation

Recommendation

Contact a qualified handyman.

12.9.3 Faucets

Recommendation

FAUCET NEEDS ADJUSTMENT

Recommendation

Contact a qualified professional.


12.10.1 Toilets

Observation

TOILETS ARE OK

Toilets were working ok at time of inspection.

*Toilets at times can become loose or may have been loose prior to us getting there for an inspection. They also can sometime leak and its difficult to detect it at the time of inspection or sometimes even after. The key is understanding how it all works and is attached and then you know how to work with it: So all floor mounted toilets attach to what they call a toilet flange Link to what a flange looks like and the toilet itself is secured with toilet bolts, washer and nut to hold it in place Link to what the toilet bolts can look like in place . Sometimes the bolts or nuts rust out and are hard to get off or even impossible to get off and need to be cut out. Under the toilet there is a wax ring or rubber flange Link to what a wax ring looks like under a toilet . We like the rubber ones if you ever want to replace or upgrade the wax rings in your house Link to rubber type toilet ring .

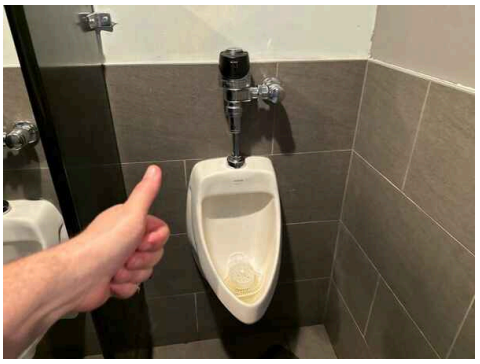
*If for any reason you find areas where you feel you need to pull the toilet or you just want to upgrade the wax ring, you may come across some discoloration, mold or mildew. If so, in most cases, you can treat the area if its not SUPER bad and then continue on with resetting the toilet properly, here is a product you can treat the area prior to resetting the toilet. Link for treating the area under the toilet for mold and mildew . You can apply this to the area around the toilet and even under the floor in the crawlspace if you have one if you feel the need. And if its of more concern, then I would recommend contacting Us or your Real Estate agent for a Handyman to come help you out if needed.

*Lastly, when setting the toilet, its a good idea to set the toilet and seal around the perimeter with a good quality "mold and mildew resistant" silicone. Link to some quality Mold Resistant Silicone . It's important to leave a 1" section behind the toilet un sealed with the silicone for if it ever was to leak so it can show you the leak out the back of the toilet if you ever have an issue where things are not properly sealed under the toilet and it can leak out the back of the toilet to see it and address the issue.

***Disclaimer: We cannot see under a toilet or all of the toilet bolts and caps or wax rings at the time of inspection. If you feel the need to replace a wax ring, you should. If a toilet was ever pulled by ANYONE, it should be properly reset by a Pro or someone to take the time to set it properly. If we ever need to pull a toilet for a sewer scope, we STILL recommend getting someone to properly set the toilet and possibly replacing the flange, the bolt kits, the caps, the wax ring, re-silicone things and even the flex line to the water supply.








12.10.2 Toilets

Recommendation

TOILET IS LOOSE AT THE BASE

Recommend pulling the toilet, replacing the wax ring and properly securing the toilet with flange bolts and caps and applying silicone around the base (make sure you leave a 1" gap at the back). By being loose, it may have or can create an issue of some damaged sheeting or flooring under the toilet. Recommend a good visual inspection, treating the area as needed with something like RMR-86 and making any of the repairs as needed when resetting the toilet.

Link for RMR-86:

Click here for the link

*Toilets at times can become loose or may have been loose prior to us getting there for an inspection. They also can sometime leak and its difficult to detect it at the time of inspection or sometimes even after. The key is understanding how it all works and is attached and then you know how to work with it: So all floor mounted toilets attach to what they call a toilet flange Link to what a flange looks like and the toilet itself is secured with toilet bolts, washer and nut to hold it in place Link to what the toilet bolts can look like in place . Sometimes the bolts or nuts rust out and are hard to get off or even impossible to get off and need to be cut out. Under the toilet there is a wax ring or rubber flange Link to what a wax ring looks like under a toilet . We like the rubber ones if you ever want to replace or upgrade the wax rings in your house Link to rubber type toilet ring .

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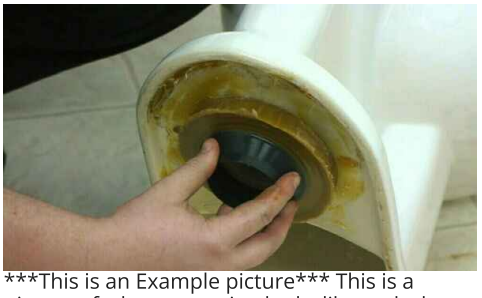
Recommendation

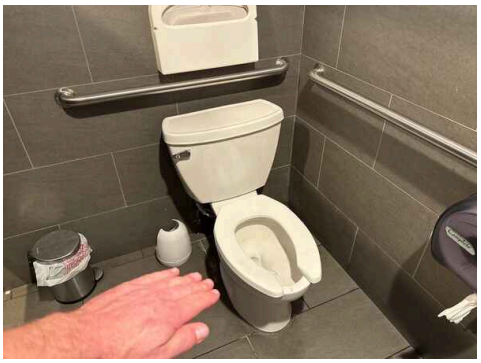
Contact a qualified handyman.

This is an Example picture This is an example of what it could look like under the floor if it is not addressed

This is an Example picture This is an example of what it could look like under the floor if it is not addressed



This is an Example picture This is a picture of what a wax ring looks like and where the wax ring goes




12.10.3 Toilets

Observation

TOILET BOLT CAPS NEEDED

I recommend installing some toilet bolt caps.

Recommendation

Recommended DIY Project

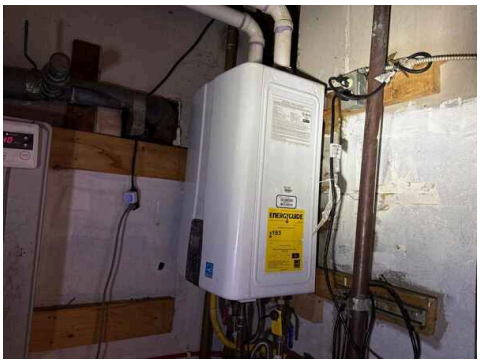
12.17.1 Water Heater Itself

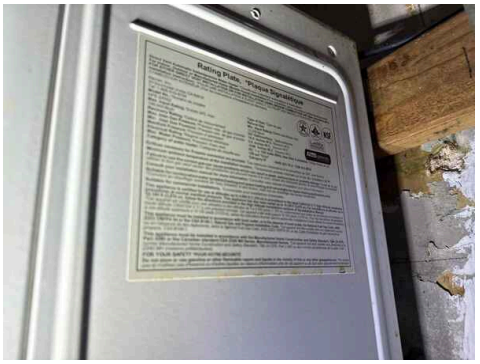
Observation

WATER HEATER IS OK

The water heater appears to be working correctly at this time.





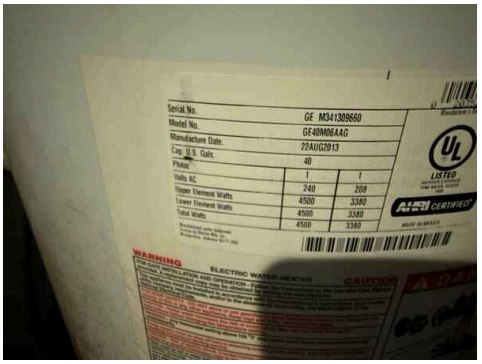




12.17.2 Water Heater Itself

Recommendation

CONVENTIONAL WATER HEATER IS OVER 10 YEARS OLD

The age of the water heater is not a direct determinate as to how long it will last, but it is a good gauge as to the life you may have left. Anything over 10-15 years old is considered getting older in age and towards the end of its functional life. Although we have seen tanks last over 20 years. Just wanted to make you aware of this.



12.18.1 Water Heater - Drip Pan

Recommendation

NO DRIP PAN FOR WATER HEATER IN THE HOUSE

No drip pan or drip pan drain line was present. I recommend installing a drip pan and drain line to the outside due to the tank being located in a finished area of the house or just plug off the drip pan and install a water alarm in the pan. If it was to leak, it will leak onto the floor and possible create more damage. At a minimum, I would install a water alarm on the floor next to the tank to alert you if the tank was ever to leak.

Link to a water alarm:

Click here for the link

Recommendation

Contact a handyman or DIY project

12.19.1 Water heater - Straps and Stand

Safety Hazard

NEEDS PROPER WATER HEATER STRAPS

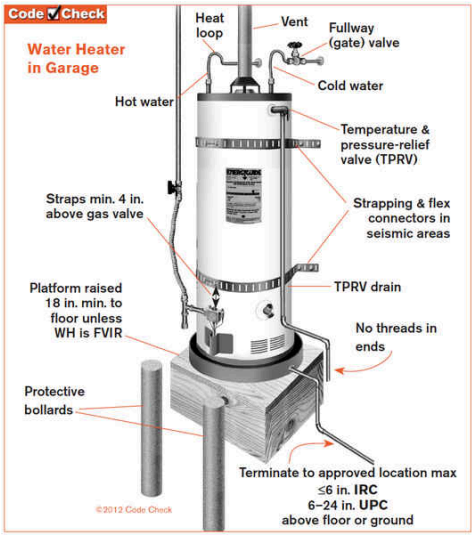
It is required to have a strap located at the top and bottom 1/3 of the tank and secured to the wall for earthquakes.

Here is a link for the proper type of straps:

Click here for the link

Recommendation

Contact a qualified handyman.



12.19.2 Water heater - Straps and Stand

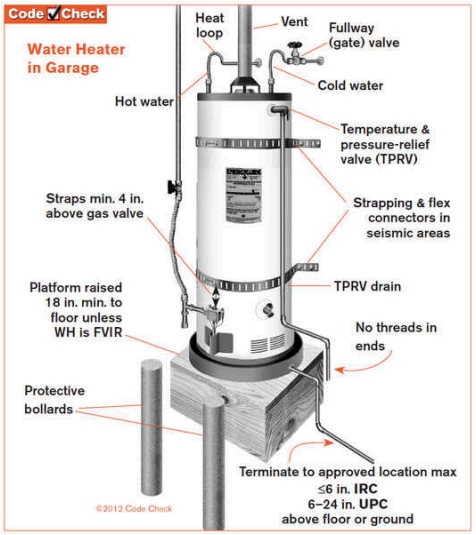
Observation

RECOMMEND ADDING A BLOCK BEHIND THE WATER HEATER TO SECURE IT TIGHTLY TO THE WALL

This will ensure that the heater cannot move or tip when properly strapped in the event of an earthquake.

Recommendation

Contact a qualified handyman.

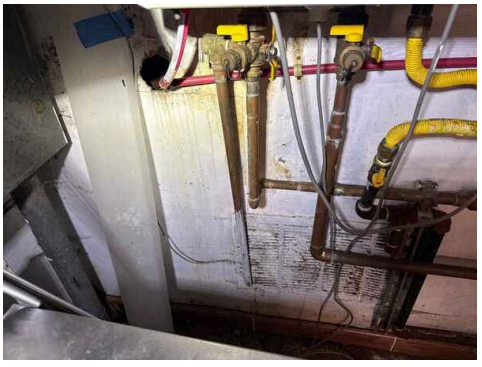


12.20.1 Water Heater - Pressure and Temp Relief

Observation

PRESSURE AND TEMP RELIEF IS OK

The pressure and temperature line is not supposed to leak any water unless there is a problem that needs to be addressed. If you ever see water coming out of the water heaters pressure and temperature relief drain line, contact a qualified technician to come take a look.



12.20.2 Water Heater - Pressure and Temp Relief

Safety Hazard

PRESSURE AND TEMP RELIEF LINE NEEDS ATTENTION PER CODE

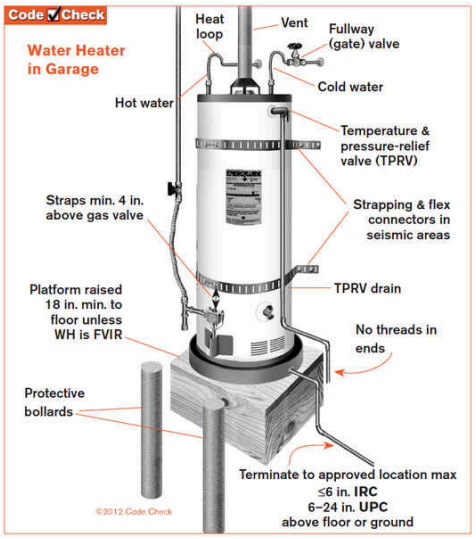
The discharge piping serving a pressure-relief valve, temperature-relief valve or combination valve shall:

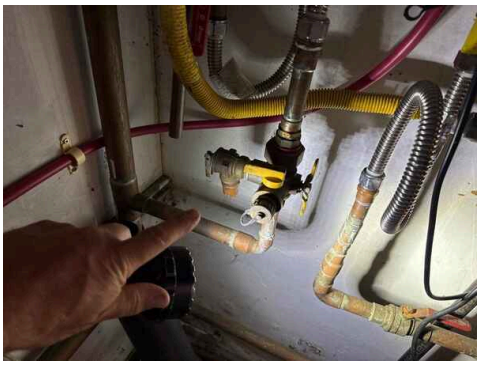
1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed to flow by gravity.
10. Not terminate more than 6 inches (152 mm) above the floor or waste receptor.
11. Not have a threaded connection at the end of the piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section P2905.5 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.

*Basically, it needs to be run to within 6" of the floor or outside to the ground if the water heater is located inside the home and will damage the interior floors. Its mainly for the line to be run in a safe and functional way if it was to discharge in the event of too high of temperature or pressure. (It's a mechanical relief valve)

Recommendation

Contact a qualified plumbing contractor.

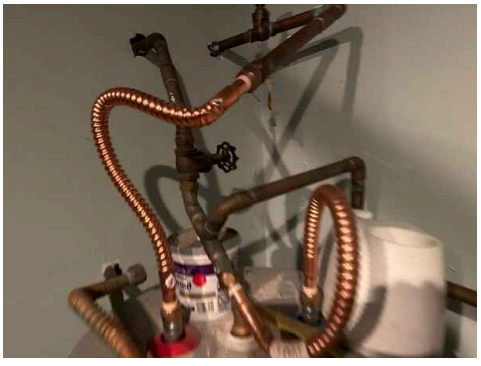


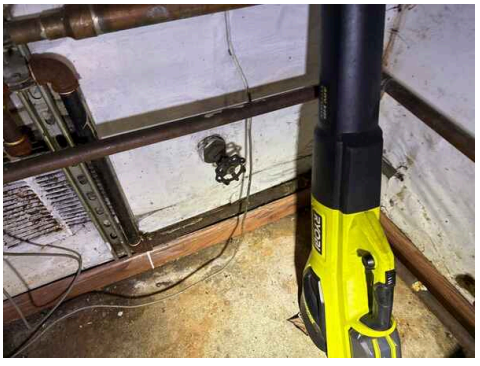


12.21.1 Water Heater - Plumbing/Piping

Observation

WATER HEATER SHUT OFF APPEARS TO BE OK

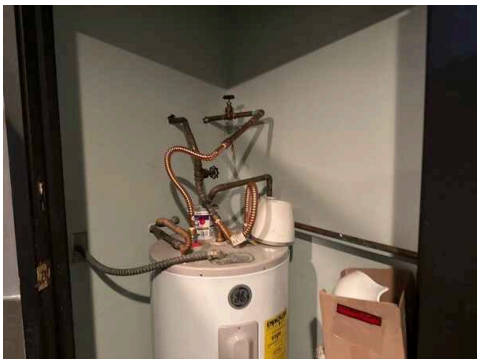




12.22.1 Water Heater - Electrical/Venting/Fuel Line

Observation

WATER HEATER ELECTRICAL OR VENTING OK




12.23.1 Fire Sprinkler System

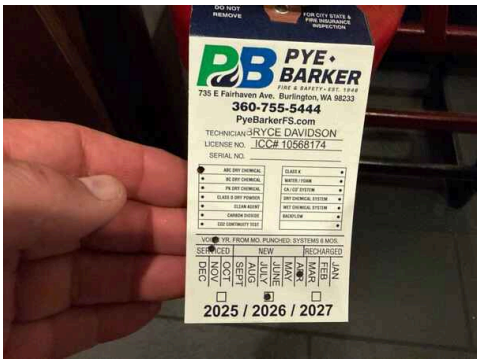
Recommendation

FIRE EXTINGUISHERS ARE NOT SIGNED OFF

One of the tag say "Red Tag". Would check all of the tags and fire equipment to make sure its not only up to date but also the newer types of fire protection equipment and not outdated.

Recommendation

Contact a qualified professional.



13: HEATING/FIREPLACE

		IN	NI	NP
13.1	Heating System	X		
13.2	Filters	X		
13.3	Thermostat	X		
13.4	Ductwork/Radiators	X		
13.5	Fuel Line	X		
13.6	Vents and Flues			X
13.7	Fireplace/Woodstove			X
13.8	Gas logs			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Heating System: Energy Sources
Electric, Gas

Heating System: Heat Type
Forced Air, Heat Pump

Heating System: Age of Furnace
Over 20 years old

Fireplace/Woodstove: Type
NA

Filters: With All Heating and AC Systems forced air systems - Its really important to change the filters regularly

You may want just setup an auto ship for your filters to come on the intervals that you need per the way your household runs.

*ie - Every 3 months if you have a lot of dust or an active household or your furnace fan is on all the time. Every 6 months if you keep a really clean house and not a lot of activity, pets and or dust, etc.

Observations

13.1.1 Heating System

Recommendation

RECOMMEND SERVICING/CLEANING

Furnace should be cleaned and serviced every 2-3 years. We recommend a qualified HVAC contractor clean, service, tune up, inspect the heat exchangers and certify that the that furnace works properly prior to purchasing a home.

Click here for a resource on the importance of furnace maintenance.

*If you think that the furnace is already serviced, ask for the invoice for verification vs just looking on the furnace sticker. Anyone can write on those stickers.

*It is kind of an industry standard that a furnace system has lived its life after 20 years. That does not mean that the furnace somehow has an expiration date on it for 20 years, just an industry standard that is passed around. You may get a service provider that will state this to you at or around this timeframe. I would always recommend running this by your Real Estate agent prior to making any purchases or upgrades. They can guide you on pricing and what works for your given home in its location and or neighborhood.

Recommendation

Contact a qualified HVAC professional.

13.1.2 Heating System

Recommendation

SOME FURNACES ARE NOT OPERATING AT THIS TIME AND SOME ARE

The Heating System are over 20 years old and not in very good care. Some were inoperable at time of inspection. Would calculate the replacement costs of all 5 of the roof top units. Recommend qualified HVAC professional evaluate & ensure proper functionality.

*The VIP Rooms were really hot and the thermostat appears to be outside of the actual rooms the unit heats. Recommend discussing a remedy for this so that the air and temp is controlled better.

*Note: It is kind of an industry standard that a furnace system has lived its life after 20 years. That does not mean that the furnace somehow has an expiration date on it for 20 years, just an industry standard that is passed around. You may get a service provider that will state this to you at or around this timeframe. I would always recommend running this by your Real Estate agent prior to making any purchases or upgrades. They can guide you on pricing and what works for your given home in its location and or neighborhood.

Recommendation

Contact a qualified HVAC professional.

13.2.1 Filters

Recommendation

FILTER DIRTY

The furnace filter is dirty and should be cleaned or replaced. It is recommended to be replaced or cleaned every 6 months or sooner.

Recommendation

Recommended DIY Project

13.3.1 Thermostat

Observation

THERMOSTAT IS OK

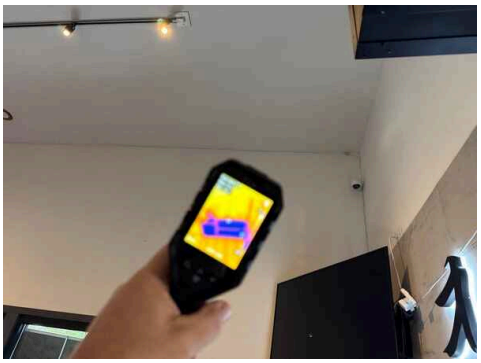
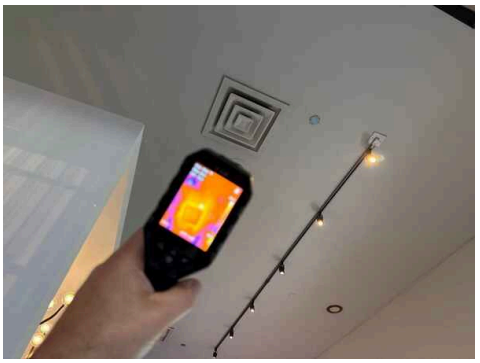
The thermostat is working at this time.

13.4.1 Ductwork/Radiators

Observation

THE REGISTERS ARE PRODUCING HEAT

The registers were showing heat at the time of inspection.

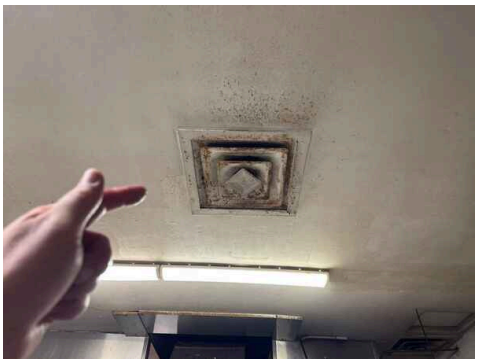
13.4.2 Ductwork/Radiators

Recommendation

RUSTED FIXTURES

Recommendation

Contact a qualified professional.


14: ELECTRICAL

		IN	NI	NP
14.1	Panel / Sub-panels	X		
14.2	Circuits/Breakers/Fuses	X		
14.3	Low Voltage Panel	X		
14.4	Backup Generator			X
14.5	Electric Car Plug In			X
14.6	Lighting Fixtures	X		
14.7	Bathroom/Utility Room Fans	X		
14.8	Switches	X		
14.9	Plugs	X		
14.10	Junction Boxes/Wiring	X		
14.11	GFCI & AFCI	X		
14.12	Ceiling Fans			
14.13	Smoke Detectors			X
14.14	Carbon Monoxide Detectors			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Panel / Sub-panels: Main Panel Location
Kitchen, Hallway

Circuits/Breakers/Fuses: Wiring Type
Romex

Panel / Sub-panels: Service Size
200 Amp

Most new electrical services for single family homes are 200 amps. Townhomes are usually 125-150 amp service disconnects.

*If you happen to have a service smaller that 200 amps, that does not automatically mean it does not work for the house. It was originally sized for the house and if there is not any new load put on the service, it will work just fine. If you plan to add more load to the existing service, then at that time you may need to upsize the service to accommodate the additional load. Your Electrician can help you out if/when this is ever needed.

*Also, its important to take into account that we are trending toward more LED lights and more efficient equipment that continues to reduce the overall electrical load on the house. But in some cases when you want to add something like an EV hookup for a car, you may need to upsize the service in these instances. And again an Electrician can help you with this.

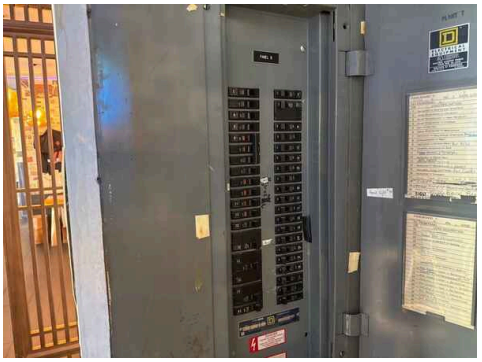
Observations

14.1.1 Panel / Sub-panels

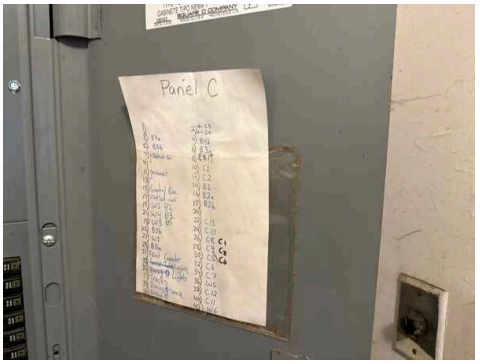
Observation

PANEL IS OK

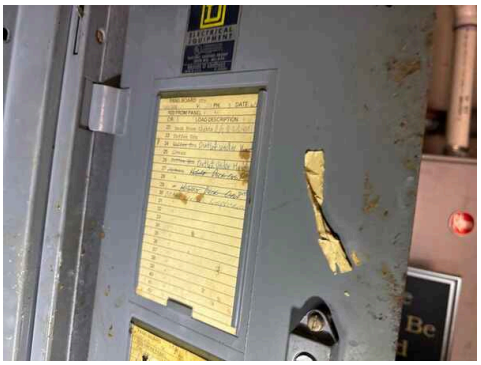
The electric panel appears to be operational at this time.

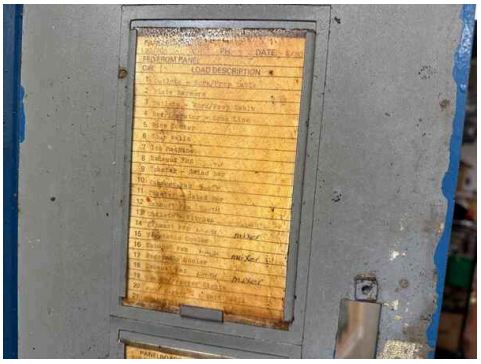
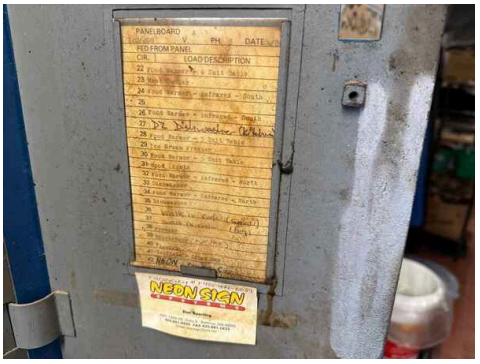










14.1.2 Panel / Sub-panels

HOLES INSIDE THE PANEL

Recommendation

There should not be holes in the panel.

Recommend adding a bushing to ensure no foriegn objects can access the circuts.

Click here for the link

Recommendation

Contact a handyman or DIY project

14.1.3 Panel / Sub-panels

Recommendation

LOOSE COVER

Recommendation

Contact a qualified professional.

14.2.1 Circuits/Breakers/Fuses

Observation

BRANCH CIRCUIT WIRING IS OK

I found no issues with branch circuit wiring at the panel.

*If you see that people have changed a circuit or re-wired something in the house it's not something that always requires an electrician. You can work on electrical in our state as a homeowner if you know what to do.

*I always recommend talking to your real estate agent, home inspector or a trusted family member prior to venturing into anything electrical.

14.3.1 Low Voltage Panel

Recommendation

ALL LOW VOLTAGE NEEDS TO BE REMOVED

Recommendation

Contact a qualified professional.

14.6.1 Lighting Fixtures

Recommendation

LIGHT NEEDS ATTENTION

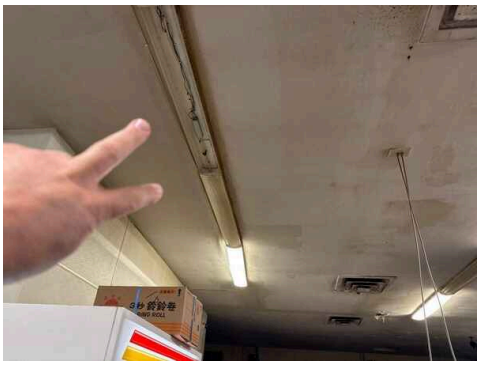
A light did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, I recommend that an evaluation and any necessary repairs by made by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





14.7.1 Bathroom/Utility Room Fans

Recommendation

FANS ARE WORKING AT THIS TIME

Fans appear to be operating at this time.

*The kitchen side wall fan is really dirty



14.7.2 Bathroom/Utility Room Fans

Recommendation

FAN COVER IS BROKEN/MISSING

Recommend repair or replacement.

Recommendation

Contact a qualified electrical contractor.

14.7.3 Bathroom/Utility Room Fans

Recommendation

FAN IS DIRTY

Recommend cleaning fan for better operation.

Recommendation

Contact a handyman or DIY project

14.8.1 Switches

Observation

SWITCHES ARE OK

Overall, the plugs and switches that I was able to test were working fine.

14.9.1 Plugs

Observation

PLUGS ARE OK

Overall, the plugs that I was able to test were working fine at this time. Its always a good idea to make sure you replace any damaged cover plates if they break, replace any plug that becomes loose and does not hold your cord in tightly and make sure everything remains tight and secure in the electrical box for the plug. If you see what looks to be a burn mark on a plug, that is not a good thing. It would be a good idea to have an electrician look at your system.

14.9.2 Plugs

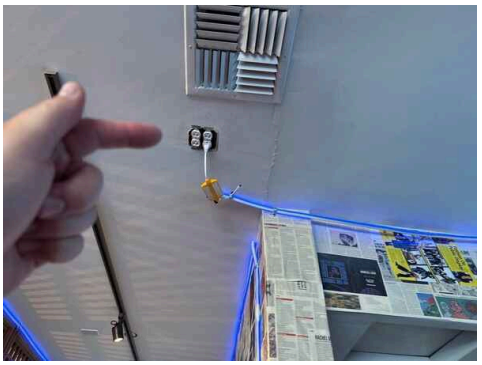
Recommendation

COVER PLATES DAMAGED/MISSING OR LOOSE

One **or more** of the cover plates is damaged, missing or loose. Not a major issue most of the time, but a good idea to address when needed. Recommend repair or replacement as needed. You can do this yourself if you want. These covers are usually pretty cheap.

Recommendation

Recommended DIY Project



14.10.1 Junction Boxes/Wiring

Recommendation

NEED A JUNCTION BOX FOR ALL WIRE CONNECTIONS

There are some wire connections with just wire nuts that should be made inside of a jbox with a cover to protect against any potential spark.

Recommendation

Contact a qualified electrical contractor.

14.10.2 Junction Boxes/Wiring

Observation

HAND DRYER WORKS

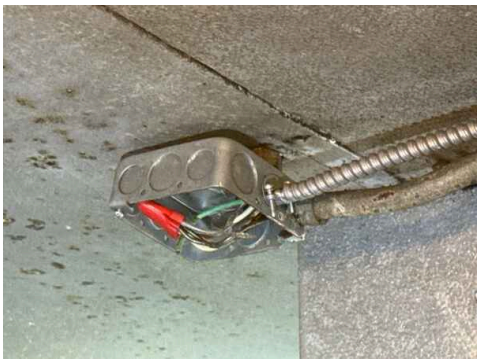
14.10.3 Junction Boxes/Wiring

Recommendation

JUNCTION BOX COVER MISSING/DAMAGED

Recommendation

Recommended DIY Project



14.11.1 GFCI & AFCI

Observation

GFCI'S ARE OK THAT I HAVE ACCESS TO

All GFCI plugs that I was able to test are in good working order at this time. It is always a good idea to test these at the "test" button on the plug or at the panel to make sure they work properly. It's not working if it won't trip or it trips and won't reset afterwards. There also could be a hidden GFCI or multiple GFCI's on a circuit that could need to be reset, so look around in other areas like the panel, the garage, the laundry, the kitchen or bathrooms and even outside plugs as well.

15: BUILDING PERMITS

		IN	NI	NP
15.1	Construction Cleanup			X
15.2	Were Permits Pulled			X

IN = Inspected NI = Not Inspected NP = Not Present

16: MAINTENANCE AND GENERAL INFO

Information

Maintenance Schedule: Maintenance Item List

Here is a list of **General Maintenance Items** for the home. In order to maintain any home properly, it should become a common practice to perform certain maintenance functions periodically either by yourself or to call a specialized professional. Without proper maintenance, areas of the home can either break down, deteriorate or stop functioning prematurely.

Interior:

Range hood clean filters - (Winter/Spring/Summer/Fall)

Laundry - check for leaking hoses, dryer vent problems, lint build up around dryer or exhaust (Spring/Fall)

Crawlspace - check for unusual odors, standing water, insulation falling down, ductwork disconnected (Winter/Summer)

Attic - use a bright light and look for stains, mold or mildew, look for daylight around penetrations, disconnected vents (Winter/Summer)

Grout - check/maintain all grout, seal twice a year or as otherwise directed on grout sealant (Winter/Spring/Summer/Fall)

Caulking - check/maintain around tubs, shower enclosures, backsplash to counter joints, sinks, etc. (Winter / Summer)

Ceilings/Walls - look for nail pops, cracks, and stains. Address any water stains promptly, repair leaks. Note any significant changes that may indicate problems. Fill/repair/paint as needed. (Winter/Summer)

Window Sills/Trim - check and caulk/paint as necessary (Winter/Summer)

Safety Equipment Checks - replace batteries and test all smoke & carbon monoxide detectors. Check fire extinguishers, test all GFCIs outlets/breakers and all AFCIs breakers in panel (if equipped) (Spring/Fall)

Windows/Sliding Doors - clean tracks with bleach/water mixture and lubricate mechanisms. Repair any locks or faulty counter balances or springs. (Spring/Fall)

Doors - check weatherstripping, caulk, door sweeps, stops, caulk and paint/stain (Spring/Fall)

Cabinets - check and adjust or tighten all doors, hardware, hinges, catches (Winter/Summer)

Air filters - change or clean them during heating or cooling season, more frequently if you have pets or allergies. (every 60 days during heating/cooling seasons. Adjust to longer intervals if the filter appears too clean)

Fan forced electric wall heaters - vacuum and clean Heating systems (Fall)

Oil furnaces and all boilers systems - have professional check and repair annually (Fall)

Gas forced air furnaces - have professional checks at 5 years, 10 years and then every year thereafter (** Make sure you have working carbon monoxide detectors annually **)

Exterior:

Wash - vinyl siding, bricks, balconies (Spring)

Siding - inspect, caulk, repair/paint/stain as required (Spring/Fall)

Decks - stain/paint as needed. Check posts, beams, railings, pickets, stairs and handrails regularly. If there is any significant movement, rot, loose railings, etc., repair or replace at once. (Winter/Spring/Summer/Fall)

Balconies - if you have waterproof balconies, clean and inspect for any leaks, check drains (Winter/Summer)

Gutters and Downspouts - clean, check mounts, drains, look for leaking end caps or joints and repair as needed (Spring/Fall)

Drains - check drains in driveways, stairwells and yards frequently during rainy periods (Winter/Spring/Fall)

Yard sprinkler systems - ensure they are not soaking the home or crawlspace vents, etc (Spring/Summer/Fall)

Hose bibs - winterize non frost-free spouts, disconnect all hoses (Winter)

Landscaping - keep all plants trimmed away from the building, keep mulch from getting closer than 3" from siding (Spring/Summer)

Other optional equipment:

If you have a **septic**, keep it pumped regularly. (Have it checked at 3-5 years depending on the size of your family and usage)

Be sure to maintain **wells**, (periodic shocking and testing recommended.)

If you have a **sump pump**, test it yearly.

Be sure to **walk around your home in the rain** and see how the gutters, downspouts, splash-blocks & drains are working. Never allow water to puddle next to the home or to come in contact with the structure.

Observations

16.2.1 General Information

HIDDEN MOLDS OR MILDEW

Observation

There are areas like under toilets or behind cabinets or under insulation in the attics or crawlspaces where discoloration can be unearthed when working on stuff in the home. These areas can be tested if you feel it is necessary but it is important to note that not all molds are considered toxic. There are many different types of molds and there are also different ways to interact with molds. And lastly, different people have different sensitivities to molds in a home. The key is to address each concern in proper ways per your own personal needs and sensitivity.

*We as inspectors cannot see inside walls, behind cabinets, under toilets, under insulation or hidden areas when inspecting homes. We are inspecting other people's homes and are expected to perform non-invasive inspections. That said, we want to be pragmatic in our approach to things and be helpful where we can. If there are visual signs or we can get moisture reading on our moisture meter, we will note it, but between people's personal belongings and those pesky wall and floor covering materials we cannot see everything.

*We feel the best way to look at mold in the home is to look at it from three different ways: What if we just leave it the way it is, what if we address it ourselves or with a Handy Person or do we want to contact an Official Abatement Contractor?

*Not all molds are "toxic molds", and mold is a natural function in the decomposition of all building materials. If you have a hypersensitivity to molds, you will want to take the proper steps in addressing it. If you don't have any hypersensitivity to molds, then the measures you need to take to address it will be more traditional like: just properly removing and treating said area with something like bleach and water or products like RMR-86.

*The key is to understand what you have and who you can call if needed. You are always welcome to give us a call and your Real Estate Agent or trusted family and friends that understand mold are good people to talk to. But be careful who you talk to and make sure you are not getting sold on services you don't need or that they are not using scare tactics to sell you something. Also, be careful on the amount that the service providers are quoting you. We find that some companies quote way more money than is reasonable for said services or the scope is way broader than what is really needed.

*Always know you can call us at 206-451-1120 and we are happy to help.

16.2.2 General Information

Observation

POSSIBLE PCB'S IN BUILDING MATERIALS FROM THE 1950S THROUGH 1980 HOMES

Polychlorinated biphenyls (PCBs) have been found in certain building materials throughout Washington. While the manufacture of PCBs was banned in 1979, they remain in buildings built or renovated before or around this time.

PCB-containing building materials can:

- Pose health risks.
- Contaminate stormwater, soils, sediments, and indoor air.

Property owners, developers, contractors, local governments, and other businesses can increase their knowledge about the dangers of PCBs in building materials and take steps to reduce the impacts from these materials on people and the environment.

Why were PCBs used in building materials?

PCBs, also known by their trade name Aroclor, were intentionally added to building materials to improve flexibility, adhesion, and durability.

What building materials might contain PCBs?

Buildings and structures built or renovated between 1950 and 1979 may contain PCBs, particularly in:

- Door and window caulk, grout, expansion joints, and other joint materials
- Paints, sealants, coatings, varnishes, and lacquers
- PCB and asbestos-coated metal sheets, asphaltic roofing, and tar paper materials
- Fluorescent light ballasts and wire sheathing, etc

If you have a home built or renovated in this era, there may be some elements in the home that you should take careful consideration if interacting with the material and or living in environments where these products and materials are present. See the website below for reference materials:

Link: https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/dangerous-waste-guidance/common-dangerous-waste/construction-and-demolition/pcbs-in-buildings#:~:text=What%20building%20materials%20might%20contain,%2C%20coatings%2C%20varnishes%2C%20and%20lacquers

17: WAC (EXCLUSIONS AND LIMITATIONS)

		IN	NI	NP
17.1	WAC Standards of Practice	X		

IN = Inspected NI = Not Inspected NP = Not Present

STANDARDS OF PRACTICE

WAC (Exclusions and limitations)

WAC 308-408C-030
EXCLUSIONS AND LIMITATIONS.

Inspectors are not required to:

(1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.

(2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.

(3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

(4) Determine the operating costs of any systems or components.

(5) Determine the acoustical properties of any systems or components.

(6) Operate any system or component that is shut down, not connected or is otherwise inoperable.

(7) Operate any system or component that does not respond to normal user controls.

(8) Operate any circuit breakers, water, gas or oil shutoff valves.

(9) Offer or perform any act or service contrary to law.

(10) Offer or perform engineering services or work in any trade or professional service other than home inspection.

(11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a preinspection agreement.

(12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.

(13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.

(14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.

(15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

(16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.

(17) Dismantle any system or component, except as explicitly required by the SOP.

(18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.

(19) Inspect or comment on the condition or serviceability of elevators or related equipment.

(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.