



Inspection report for the property at
6754 Sample Lane USA

This report is prepared exclusively for **Bono**
On: **2018-10-01**

Company Information

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ICN #: 10359AR013

Inspected by: Dylan Chalk

WA State Pest License #: 65540

WA State Home Inspector #: 365



Overall, this is an 11-year old house on a nice sunny site. The house is in average to above average condition for age and type. This is generally production construction, so the report reflects the type of tune-up and repair work, typical for this type of house. The one repair that really stands out is the moisture ant / water problem behind the entry porch. This could be tricky to repair due to limited access.



The Scope and Purpose of a Home Inspection

ICN#: 10359AR013

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. For more about the scope of a home inspection see: ASHI National Standards at <http://www.homeinspector.org/Standards-of-Practice> or Washington State Home Inspection Standards at <http://app.leg.wa.gov/RCW/default.aspx?cite=18.280.030>

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a [“Quick Look”](#) at our summary page and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online. This will allow all you to expand your learning about your house. You will notice some words or series of words highlighted in [blue and underlined](#) – clicking on these will provide you with a link to additional information.

This report can also be [printed on paper or to a PDF document](#).

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.


Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of


our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section.

Observation Labels


All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

 **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.


 **Repair** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.


 **Improve** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.

 **Monitor** Items that should be watched to see if correction may be needed in the future.

 **Due Diligence** Observation such as a buried oil tank that may require further investigation to determine the severity and / or urgency of repair.

Future Project A repair that may be deferred for some time but should be on the radar for repair or replacement in the near future.

 **Efficiency** Denotes observations that are needed to make the home more energy efficient as well as to bring the home up to modern insulation standards. This category typically includes windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy status.

 **Notes and Limitations** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

⚠ **WDO** Denotes the presence of wood destroying organisms or conditions conducive to wood destroying organisms. Conducive conditions include but are not limited to, inadequate clearances, earth/wood contact, cellulose debris, inadequate ventilation, and excessive moisture. All observations with WDO are relevant to a WA State pest inspection.

Wood Destroying

This report includes a structural pest inspection embedded within the report. All observations in this report that begin with WDO are a part of a WA State Pest Inspection. Orca Inspection Services LLC employs Dylan Chalk, Licensed Structural Pest Inspector # 65540. Please note that most WDO observations are related to high moisture conditions that could be conducive to mold-like substances. Orca Inspection Services LLC is not a mold specialist and recommends consulting with an industrial hygienist or other mold remediation expert if concerned about mold or indoor air quality. Pest Inspection Standards in WA State - WAC 16-228-2045 - REQUIRES THAT A DIAGRAM / DRAWING BE PREPARED FOR WOOD DESTROYING ORGANISM (WDO) REPORTS. IF THE PHOTOS AND DESCRIPTIONS IN THIS REPORT ARE INADEQUATE, A DRAWING IS AVAILABLE UPON REQUEST.

Further Evaluation

Whenever further evaluation of a system or component is recommended or whenever due diligence is recommended, this further evaluation or investigation should be done by at least one licensed professional and qualified contractor prior to closing as there is a chance of hidden costs or problems associated with the system or component in question.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Moisture Meter Testing

Where moisture meter testing is indicated in this report a Protimeter Survey Master Dual Function was used.

Quick Look

Major Concerns

⚠️ 🐜 **(PWDO-2) Pests and Wood Destroying Organisms:** Moisture ant damaged wood was noted in a localized area of the building - see below the entry porch in the pony wall - west side of crawl space. Moisture ants are a wood destroying organism that indicate there is a problem with wet wood. They will often form nests and tunnels and can damage structural wood. Once repairs are made to eliminate the moisture sources, the ants typically go away, so treatment is rarely needed. In this case, *live ants were found* suggesting that the water problems require repair. Damaged sheathing was noted. This is a tricky spot where concrete is installed over the sheathing at the entry porch. I recommend additional inspection by a qualified contractor - repair as recommended.

⚠️ **(E-1) Electrical:** This building appears to be set up with [backup power from a generator](#). However, I did not find a transfer switch anywhere. These are critical: generator transfer switches must disable line load before generator loads can be opened up or you risk fatal injuries to linemen. Have this further evaluated and repaired as recommended by a licensed electrician.

⚠️ **(E-11) Electrical:** Overall, numerous red flags were noted in the wiring system indicating unreliable and incomplete wiring practices. I recommend additional inspection and repair of the wiring system by a licensed electrical contractor. This should be considered urgent for safety reasons. Examples of red flags and defects found during inspection are in this chapter.

⚠️ **(RA-2) Roof/Attic:** The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak free and properly sloped to drain. I list as a major concern due to urgency - they are very clogged and the rains are coming soon.

Repairs

🔧 🐜 **(PWDO-1) Pests and Wood Destroying Organisms:** Minor rodent damage was noted in the crawl space below the house - see some urine stains on the vapor barrier. Rodent issues are very common in our climate and can often necessitate some on-going control and exclusion work. Hire a rodent control company to further investigate and clean the space and set and monitor traps to see if this is old or if any additional exclusion work is needed. Also, be sure to repair the damaged crawl space vent screens.

🔧 🐜 **(PWDO-4) Pests and Wood Destroying Organisms:** Wood and cellulose storage was noted in the crawl space. This can encourage wood destroying organisms. Removal of all cellulose debris from the crawl space is recommended to eliminate conditions conducive to wood destroying organisms.

🔧 **(CS-1) Crawl Space:** Seal up the hole between the garage and the crawl space to complete the fire separation.

🔧 **(CS-2) Crawl Space:** The screens for the crawl space vents are damaged and could allow rodent entry - see especially west side. Use 1/4 inch wire mesh screen and be sure all openings are well sealed to prevent rodent entry. Do not apply multiple layers of screen as this will restrict air flow.

🔧 **(E-4) Electrical:** Missing bridge connections were noted at the 240-volt circuits in the main electric panel - see right side panel. This risks only one pole of this circuit tripping. This is a safety hazard that should be repaired by a licensed electrician.

🔧 **(E-5) Electrical:** Screws with sharp ends, like wood screws, are not recommended to secure the dead-front cover to the electric panel as these can puncture wiring insulation. Use blunt screws only.

🔧 **(E-6) Electrical:** Repair the over-fused circuit in the sub-panel. These #14s should be on a 15-amp breaker not a 40. Have a licensed electrician further evaluate and repair.

🔧 **(E-7) Electrical:** Inadequate labeling of the breakers was noted during inspection of the sub-panel. This should be corrected for improved safety.

🔧 **(E-8) Electrical:** Openings were noted in the sub-panel. This can allow unintended access to the wiring inside this sub-panel and can be a safety hazard. Cover all openings in the sub-panel.

🔧 **(E-9) Electrical:** Several nicks were noted on the wire cable in the crawl space - see NE corner. Cover damaged insulation on these cables.

🔧 **(E-10) Electrical:** Abandoned wiring was noted below the fireplace - master bedroom. This should be eliminated or properly terminated inside a listed junction box.

🔧 **(E-12) Electrical:** Remove the abandoned lights in the crawl space.

🔧 **(E-13) Electrical:** The missing cover plates should be installed to cover all access to wiring at switches and receptacles - see switches in crawl space. Please note that extension rings may be needed as the reveal between the outlets and switches and the wall finishes is not even.

🔧 **(E-14) Electrical:** The loose switch in the laundry room should be repaired or replaced as needed - see how the inside of the switch is exposed here.

🔧 **(E-15) Electrical:** I did not see a switch for the light in the crawl space. Have this light provided with a switch.

🔧 **(HCF-1) Heating, Cooling and Fireplaces:** The third and fourth wires for the condensate pump have not been connected - these are designed so that the furnace will lock out if the pump is not working correctly - a feature designed to reduce the chances of water damage from condensate. Have this further evaluated and repaired by a heating contractor. This is not too urgent as the condensate pump is in the crawl space.

🔧 **(HCF-2) Heating, Cooling and Fireplaces:** The heat pump listing plate recommends over current protection for the heat pump compressor not exceed 40 amps. It appears that the heat pump is protected by a 60 amp breaker. Have this further evaluated and repaired as recommended by a licensed electrician to ensure the heat pump is adequately protected.

🔧 **(HCF-3) Heating, Cooling and Fireplaces:** Annual servicing is recommended for all heating and cooling equipment to ensure reliable performance. This house has an air-sourced heat pump system. The system was tested in heating mode during inspection and was operational.

No recent service records were noted on the air handler. I recommend keeping this heat pump on an annual service schedule. The filter was clean at the time of inspection - located at the cold air return.

🔧 **(HCF-4) Heating, Cooling and Fireplaces:** No heat source was noted for the family bathroom. An adequate heat supply is needed for all finished square footage. Hire a licensed electrician or heating contractor to install a heat source as needed. You may be able to get away without one, but odd that none was installed.

🔧 **(HCF-5) Heating, Cooling and Fireplaces:** The glass for the gas log fireplace is cloudy. Though very common, this is not the intended appearance of a decorative gas log fireplace. Sometimes, silicates from the logs can get etched onto the glass which can make cleaning nearly impossible. Hire a gas log specialist to service the gas log fireplace and clean or replace the glass as needed.

🔧 **(P-3) Plumbing:** The supply pipe insulation is incomplete in the crawl space. Be sure all supply lines in unheated spaces have been adequately insulated to protect from freezing conditions that could damage the pipes and to prevent heat loss from hot water pipes.

🔧 **(P-5) Plumbing:** There is no evidence that the water heating equipment has been serviced since it was installed. Inquire with the existing homeowner as to its last servicing. Please note that most home owners never service their water heater. This is partly why they only last on average of 8-12 years. To maximize the useful life of a water heater, the appliance should be serviced per the manufacturer's recommendations. The elements or burners should be checked. The tank should be flushed to remove sediment in the bottom of the tank. The dip tube and sacrificial anode should be inspected and updated if necessary.

🔧 **(P-9) Plumbing:** The control panel buttons for the washer and dryer are damaged -see where the panels have worn through on primary control buttons. Repair as needed.

🔧 **(P-10) Plumbing:** The dryer exhaust duct should be cleaned for improved safety. This is important regular maintenance to eliminate a potential fire hazard.

🔧 **(MB-1) Master Bathroom:** The trap seal is too deep for the right side master bath sink - this should not exceed 4 inches. Have this drain piping further evaluated and repaired by a licensed plumber.

🔧 **(MB-2) Master Bathroom:** Poor functional flow was noted at this bathroom sink - see especially hot water at the left side sink. This may be from localized restrictions in the aerator, supply hoses or angle stops, or it may be indicative of a larger problem with the supply plumbing system. Hire a licensed plumbing contractor to further evaluate and repair.

🔧 **(MB-3) Master Bathroom:** The tile and grout should be cleaned and sealed with grout sealer to prevent water damage to the tile - see especially inside shower surrounds. This should be a routine procedure with tile unless epoxy grout was used. If this is not done in epoxy grout plan on annual cleaning and sealing tile grout inside the shower surrounds to prolong the useful life of the tile.

🔧 **(K-1) Kitchen:** The loose faucet for the kitchen sink should be secured to prevent leaks. Repair the loose kitchen sink faucet as needed.

🔧 **(K-2) Kitchen:** This home has a Bosch dishwasher Model #: SHE44C Serial #: FD-8607 (Customer Service # 800-944-2904). [These dishwashers are the subject of a CPSC recall regarding potential of overheating and fires](#). You should stop using this appliance and call BSH

Home Appliances hotline @ at (800) 856-9226 for more information. Repair or replace this dishwasher as recommended.

🔧 **(I-1) Interior:** Squeaky sub-floor was noted - see 2nd floor around the hallway. This happens when inadequate adhesive was used to secure the sub-floor to the floor frame. Screws can be used to secure loose sub-floor if the framing lay-out can be found. Finding the lay-out can be difficult if the ceiling below is finished. Often this involves removing the carpet to find the lay out and screw / secure the loose sub-floor. This is a cosmetic defect that should be repaired as desired. The best time to repair this is when replacing the current finish floor.

🔧 **(I-3) Interior:** The drywall / sheetrock finishes require some tune-up repair: See localized cracking, nail pops and minor cracks. A few 45 degree cracks at door frames inside some minor settlement. Much of the repair work looks cosmetic: see nail pops, opening tape seams and a hole in the wall - 2nd floor hallway. Repair sheetrock cracks and damage as needed.

🔧 **(I-4) Interior:** The stairs to the 2nd floor are non-conforming stairs. This will not be cost effective to correct. Use caution when navigating these steep stairs. Odd that the stair treads are only 10-inches.

🔧 **(RA-1) Roof/Attic:** The roofing material on this building appears to be a roughly 11-year old dimensional or architectural grade shingle. These are often rated as 30-year shingles. In practice, as a roof assembly, I find these last closer to 18-22 years depending on the quality of the installation, the steepness of the roof and the amount of exposure. The installation appears neat and professional but a few repairs are needed. Hire a licensed roofing contractor to further evaluate and repair the roof to ensure reliable performance. Examples of specific observations noted during inspection include:

🔧 🚫 **(EG-1) Exterior/Garage:** The gutters have been installed closer than 1 inch to the siding. The manufacturer of this siding recommends a 1 inch gap between the gutter and the siding. The current installation does not comply with recommended manufacturers installation requirements. Repair as needed to comply with installation requirements.

🔧 🚫 **(EG-2) Exterior/Garage:** Inadequate kick-out flashings were noted between the roof and wall junctures. These are important to divert water away from the siding and onto the roof to prevent water from running behind the siding. Hire a qualified contractor familiar with siding installation to further evaluate and repair.

🔧 🚫 **(EG-3) Exterior/Garage:** Visual inspection of the fiber cement siding installation showed the need for repairs as well as some installation details that are not consistent with modern manufacturers installation requirements. This is typical for this age of construction. Some of the items noted can be repaired or improved, while others simply are the way they are until a larger re-siding is needed. Consult with a qualified contractor to further investigate the siding and repair as recommended to prolong the useful life of the siding. Examples of observations noted during inspection include:

- Missing back flashings at butt joints - these flashings can be retrofit on exposed sides of the building with metal flashing tabs or maintained with caulking.
- Siding run right to the horizontal flashing and sealed. This is not recommended but difficult to fix at this point.
- The hole in the siding at the north side should be sealed

🔧 🚫 **(EG-4) Exterior/Garage:** The wooden door jamb material is rotting at its base near the threshold - see south crawl space access door. This condition risks hidden water damage to

the floor and framing around the door. Repair / replace damaged wood as needed.

🔧 **(EG-6) Exterior/Garage:** Several of the deck joists are not well secured against the ledger board - it seems they were cut too short. This could be difficult to correct at this point. Have this further evaluated and repaired as recommended by a qualified contractor.

🔧 **(EG-7) Exterior/Garage:** The automatic garage door opener for the large door is not performing as intended - the button for the door needs to be held down to get the door to operate. This could indicate the laser eyes require some adjustment. Have this door further evaluated and repaired as recommended by a specialist.

🔧 **(EG-8) Exterior/Garage:** The small overhead garage door does not reverse under resistance to closing. Adjustment of the sensitivity is recommended for improved safety. This typically involves adjusting a small plastic screw on the opener.

🔧 **(G-2) Grounds:** Downspouts are discharging adjacent to the foundation - see south side of house. This can cause foundation settlement or basement / crawl space moisture problems. Make sure all downspouts discharge into a proper tight-line system that diverts water at least 5 feet away from the foundation.

🔧 **(G-3) Grounds:** All trees, branches and vegetation should be pruned at least six feet away from the building to eliminate a condition conducive to wood destroying organisms and a path for rodent entry.

Improves


⚡ **(E-2) Electrical:** AFCI (arc fault protection) is now required on all branch circuits supplying outlets or devices installed in residential dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms and areas. The goal of this protection is to reduce risks of electrical fires. Consult with a licensed electrician about improving circuit protection as desired. Please note that if you add circuits to the existing system, they should comply with modern AFCI standards.


⚡ **(E-3) Electrical:** The arc fault protection breakers in this panel are an older "branch feeder" model AFCI. These are first generation technology and they will not perform as reliably as new versions of arc fault protection known as "Combination" AFCI. Updating is recommended. Consult with a licensed electrician about updating to a combination AFCI where arc fault protection is desired and please note that our standards of where arc fault protection is required has changed over the years. How far you wish to go with updating is discretionary.

⚡ **(P-8) Plumbing:** A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed:
<http://www.watts.com/pages/learnAbout/intelliflow.asp?catId>


⚡ **(EG-5) Exterior/Garage:** The deck guardrail is not using any 4x4 posts, just smaller spindles. Modern deck guardrail requirements recommend a 4x4 post at minimum intervals of 6 feet.

Monitors

 **(PWDO-3) Pests and Wood Destroying Organisms:** Dead [carpenter ants](#) were noted during inspection today - see same location behind porch as the active moisture ant issues. No live ants were found during inspection, but a treatment may be needed. There is always a risk of hidden structural damage or a hidden moisture problem when there have clearly been carpenter ants in the home. Inquire with the seller for a history of repairs and treatment and monitor for large black ants. If ants are found, have the property evaluated and treated by a licensed pest control operator.

 **(G-1) Grounds:** Corrugated storm drain pipe appears to be used for at least some of the sub-surface storm drains. This product is prone to failure as it is susceptible to crushing and clogging. Monitor these drains after heavy rains and keep your gutters clean to prolong the service life of this pipe. Clogged and overflowing pipes would indicate a need for replacement.


Due Diligences

 **(FSD-1) Fuel Storage and Distribution:** The propane tank might be a leased tank. A sticker for Ferrell Gas @ 800-441-3444 indicates they may be the owners of the tank. Consult with this company for lease information and filling terms and prices.


(P-4) Plumbing:

Based on visible components, this property appears to have a private on-site septic system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Investigating any information about this system's maintenance and repair history
- Reviewing any documentation available for this system
- Learning inspection and maintenance requirements for this system
- Hire a qualified specialist evaluate, perform maintenance and make repairs as needed

 **(I-2) Interior:** Cupping hardwood floors were noted on the main floor. This could be difficult to repair cosmetically without re-finishing all the floors. Consult with a hardwood flooring specialist to further evaluate and repair as desired. At the moment this appears to be a cosmetic defect. This can be caused by many different conditions, a common problem is not letting the floors adjust to the house long enough before installing.

Notes

 **(SB-1) Structure and Basement:** Typical small cracks were noted in the foundation - see east side. No repair appears needed at this time. Minor settlement and shrinkage cracks are common in poured concrete and do not require repair as long as they do not continue to grow. The best way to prevent on-going settlement is by controlling roof runoff and site drainage to promote dry soils around the foundation; wet soils do not bear weight well. This will also help to prevent basement or crawl space moisture problems.

📌 **(SB-2) Structure and Basement:** Nice positive connections noted on posts and beams in crawl space. This will help the building resist failure in a seismic event.

📌 **(P-1) Plumbing:** This shows the main water shut off in the garage.

📌 **(P-2) Plumbing:** I noted that the water heating system has a circulation pump. This appeared to be operating at the time of inspection. For improved efficiency these are often put on timers so the pump can be timed to go off at night and in the middle of the day. I noted a timer for the pump - I recommend setting as desired so the pump is operating during your likely hot water demand times.

📌 **(P-6) Plumbing:** In 2015, the federal government updated minimum standards for the energy efficiency of water heaters. This article will help you understand how this could impact your next water heater purchase. <https://getscribeware.com/blog/federal-government-changed-next-water-heater/>

📌 **(P-7) Plumbing:** I did not run / test the laundry sink because it was full of personal items.

📌 **(PB-1) Powder Bathroom:** During inspection today I operated all plumbing fixtures in bathrooms. I ran a moisture meter around toilets and tile shower enclosures to check for concealed leaks. I also sounded for loose finishes in shower and tub enclosures. I felt for loose waste pipe below sinks and where accessible and checked for leaks below sinks. I do not test bathtub overflow drains during inspection as this risks damaging finishes around the tub. I did not see any signs of previous leaks relating to the overflow during inspection today. I recommend monitoring tubs while filling and **avoid pushing water into the bathtub overflow**. Even well-installed overflow drains can leak as the gaskets that seal the overflow will dry out over time and may no longer provide a watertight seal. Monitor plumbing after moving into a new home as testing during inspection presents less stress on plumbing than daily use. Any defects uncovered during inspection are listed in this report.

📌 **(RA-3) Roof/Attic:** I inspected the attic space today and no red flags were noted regarding prior moisture build-up or relative humidity. Venting appeared unrestricted where visible. Wood has a nice bright color indicating no prior moisture problems with relative humidity or heat migration into the attic.

Structure and Basement

Foundation

% of Foundation Not Visible 30%

Evidence of Seismic Protection Present

Building Configuration Crawl space, Slab on grade

Foundation Description Poured concrete

📌 **(SB-1) Note:** Typical small cracks were noted in the foundation - see east side. No repair appears needed at this time. Minor settlement and shrinkage cracks are common in poured

concrete and do not require repair as long as they do not continue to grow. The best way to prevent on-going settlement is by controlling roof runoff and site drainage to promote dry soils around the foundation; wet soils do not bear weight well. This will also help to prevent basement or crawl space moisture problems.



Floor, Wall and Ceiling Framing

Wall Framing Not visible

Wall Insulation Not visible

Wall Sheathing Not visible

Floor Framing Partly visible, Wood I-Joists

Sub-Floor Material Not visible, OSB

Ceiling Framing Not visible

📌 **(SB-2) Note:** Nice positive connections noted on posts and beams in crawl space. This will help the building resist failure in a seismic event.



Basement

None

Pests and Wood Destroying Organisms

Pests and Rodents

Present

🔧 (PWDO-1) Repair: Minor rodent damage was noted in the crawl space below the house - see some urine stains on the vapor barrier. Rodent issues are very common in our climate and can often necessitate some on-going control and exclusion work. Hire a rodent control company to further investigate and clean the space and set and monitor traps to see if this is old or if any additional exclusion work is needed. Also, be sure to repair the damaged crawl space vent screens.



Wood Destroying Organisms



Visible Evidence of Active Wood Destroying Insects Present

Visible Evidence of Inactive Wood Destroying Insects None noted

Visible Evidence of Active Wood Decay and Fungi Present

Visible Evidence of Damage from Wood Destroying Organisms None noted

Visible Evidence of Conditions Conducive to Wood Destroying Organisms Present

  **(PWDO-2) Major Concern:** Moisture ant damaged wood was noted in a localized area of the building - see below the entry porch in the pony wall - west side of crawl space. Moisture ants are a wood destroying organism that indicate there is a problem with wet wood. They will often form nests and tunnels and can damage structural wood. Once repairs are made to eliminate the moisture sources, the ants typically go away, so treatment is rarely needed. In this case, **live ants were found** suggesting that the water problems require repair. Damaged sheathing was noted. This is a tricky spot where concrete is installed over the sheathing at the entry porch. I recommend additional inspection by a qualified contractor - repair as recommended.



Active moisture ant damage and activity - live ants were noted




Dead carpenter ant also noted



This shows the location of the moisture ant damage - west side of crawl space

👁️ 🐜 (PWDO-3) **Monitor:** Dead [carpenter ants](#) were noted during inspection today - see same location behind porch as the active moisture ant issues. No live ants were found during inspection, but a treatment may be needed. There is always a risk of hidden structural damage or a hidden moisture problem when there have clearly been carpenter ants in the home. Inquire with the seller for a history of repairs and treatment and monitor for large black ants. If ants are found, have the property evaluated and treated by a licensed pest control operator.



 **(PWDO-4) Repair:** Wood and cellulose storage was noted in the crawl space. This can encourage wood destroying organisms. Removal of all cellulose debris from the crawl space is recommended to eliminate conditions conducive to wood destroying organisms.

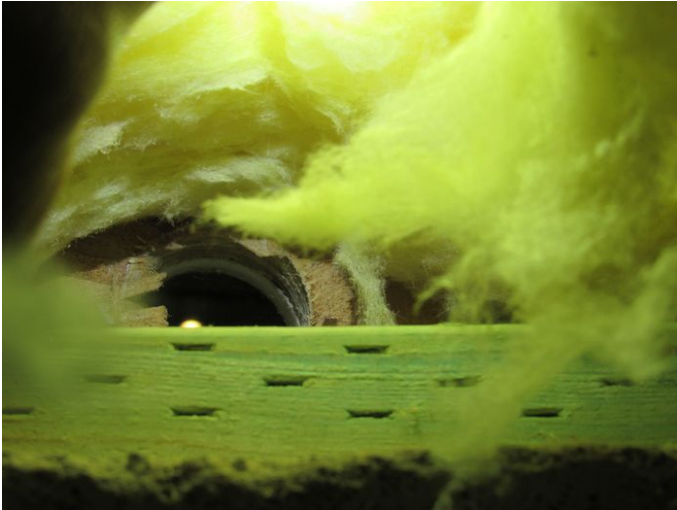


Crawl Space

Crawl Space Access

Method of Inspection Walked

🔑 (CS-1) Repair: Seal up the hole between the garage and the crawl space to complete the fire separation.



Vapor Barrier

Vapor Barrier Material Plastic on earth

Crawl Space Ventilation

Ventilation Method Exterior wall vents

🔑 (CS-2) Repair: The screens for the crawl space vents are damaged and could allow rodent entry - see especially west side. Use 1/4 inch wire mesh screen and be sure all openings are well sealed to prevent rodent entry. Do not apply multiple layers of screen as this will restrict air flow.



This is below the south deck - remove this odd cover and be sure the screen is installed reliably.

Posts and Footings

Standard

Insulation

Insulation Type Fiberglass

Approximate R-Value R-30

Moisture Conditions

None noted

Electrical

Service Equipment

Volts 120/240

Service Drop Underground

Meter Base Amperage 200

Service Entrance (SE) conductor Size Aluminum, 4/0, 200 amps, Aluminum, 4/0, 200 amps

Main Panel Amperage 200 amps, 200 amps

Electric Service Amperage 200 amps, 200 amps

Main Electric Panel Location Garage, Garage

⚠️ (E-1) Major Concern: This building appears to be set up with [backup power from a generator](#). However, I did not find a transfer switch anywhere. These are critical: generator transfer switches must disable line load before generator loads can be opened up or you risk fatal injuries to linemen. Have this further evaluated and repaired as recommended by a licensed electrician.

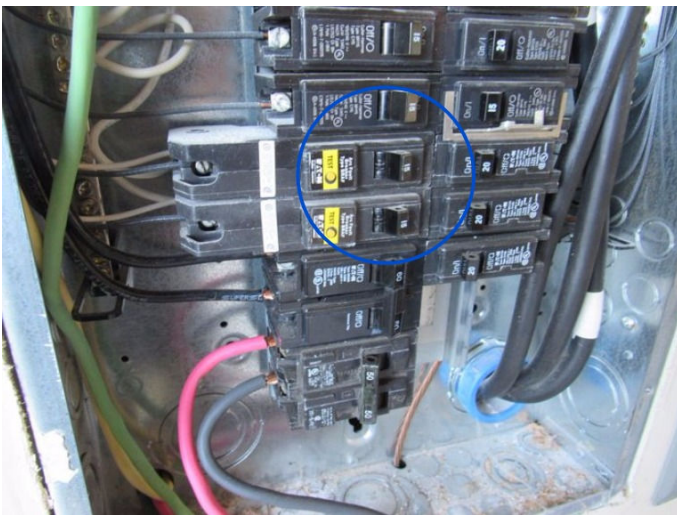


The plug for the generator is also damaged

⚡ (E-2) Improve: AFCI (arc fault protection) is now required on all branch circuits supplying outlets or devices installed in residential dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms and areas. The goal of this protection is to reduce risks of electrical fires. Consult with a licensed electrician about improving circuit protection as desired. Please note that if you add circuits to the existing system, they should comply with modern AFCI standards.

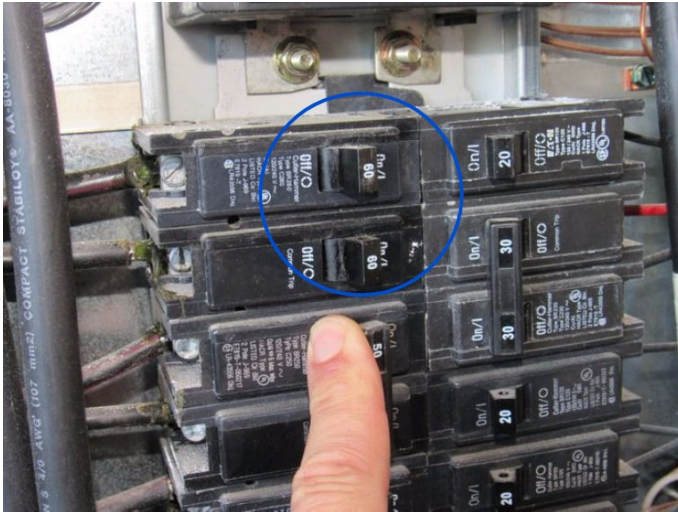


🔧 **(E-3) Improve:** The arc fault protection breakers in this panel are an older "branch feeder" model AFCI. These are first generation technology and they will not perform as reliably as new versions of arc fault protection known as "Combination" AFCI. Updating is recommended. Consult with a licensed electrician about updating to a combination AFCI where arc fault protection is desired and please note that our standards of where arc fault protection is required has changed over the years. How far you wish to go with updating is discretionary.



🔧 **(E-4) Repair:** Missing bridge connections were noted at the 240-volt circuits in the main electric panel - see right side panel. This risks only one pole of this circuit tripping. This is a

safety hazard that should be repaired by a licensed electrician.



Sub Panels

Sub-panel

Sub-panel Main Conductor Copper, #6, 60 amps

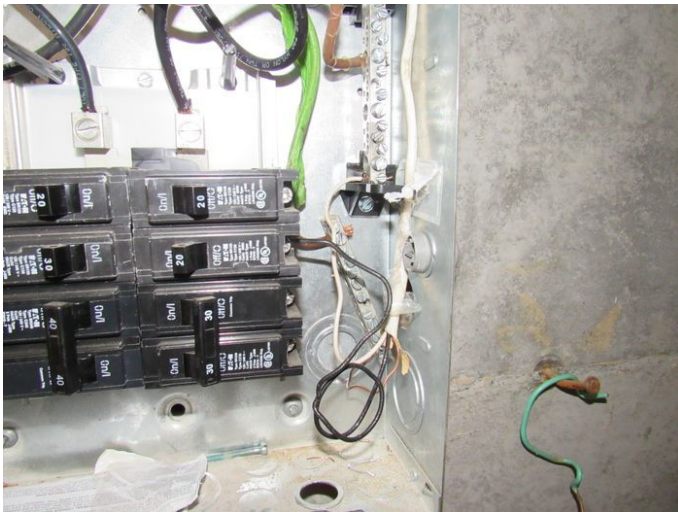
Sub--Panel Amperage 60

Sub-Panel Location Crawl space

🔧 **(E-5) Repair:** Screws with sharp ends, like wood screws, are not recommended to secure the dead-front cover to the electric panel as these can puncture wiring insulation. Use blunt screws only.



🔧 (E-6) Repair: Repair the over-fused circuit in the sub-panel. These #14s should be on a 15-amp breaker not a 40. Have a licensed electrician further evaluate and repair.



🔧 (E-7) Repair: Inadequate labeling of the breakers was noted during inspection of the sub-panel. This should be corrected for improved safety.



⚠ (E-8) Repair: Openings were noted in the sub-panel. This can allow unintended access to the wiring inside this sub-panel and can be a safety hazard. Cover all openings in the sub-panel.

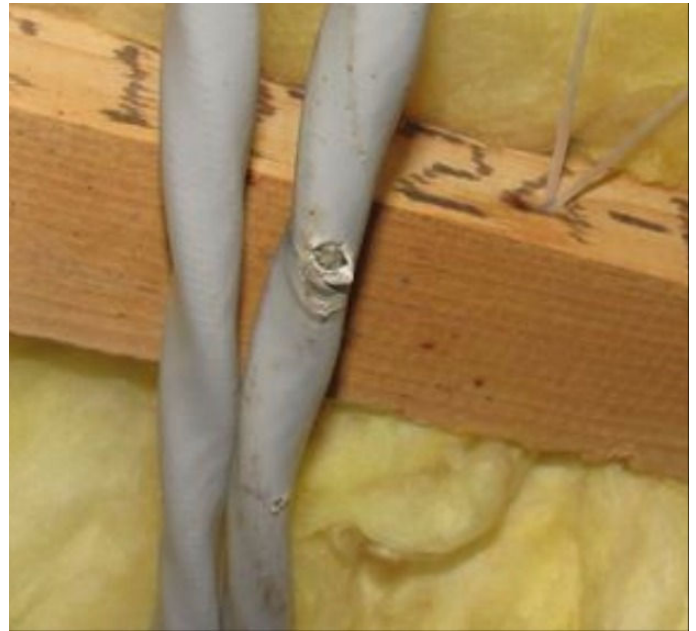
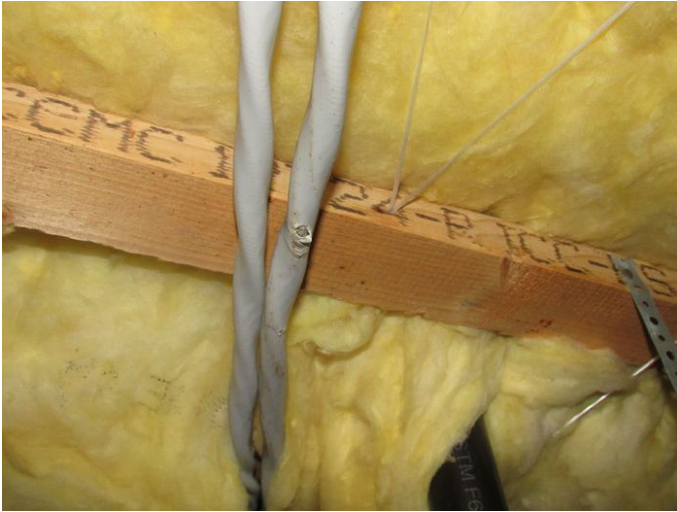


Branch Wiring

Wire Material Copper and Multi-strand Aluminum

Wiring Method Non-metallic sheathed cable

🔧 (E-9) Repair: Several nicks were noted on the wire cable in the crawl space - see NE corner. Cover damaged insulation on these cables.



🔧 (E-10) Repair: Abandoned wiring was noted below the fireplace - master bedroom. This should be eliminated or properly terminated inside a listed junction box.



⚠️ (E-11) Major Concern: Overall, numerous red flags were noted in the wiring system indicating unreliable and incomplete wiring practices. I recommend additional inspection and repair of the wiring system by a licensed electrical contractor. This should be considered

urgent for safety reasons. Examples of red flags and defects found during inspection are in this chapter.

Receptacles and Fixtures

Inspection Method Random Testing

Outlets Three wire outlets

(E-12) Repair: Remove the abandoned lights in the crawl space.



(E-13) Repair: The missing cover plates should be installed to cover all access to wiring at switches and receptacles - see switches in crawl space. Please note that extension rings may be needed as the reveal between the outlets and switches and the wall finishes is not even.



(E-14) Repair: The loose switch in the laundry room should be repaired or replaced as needed - see how the inside of the switch is exposed here.



(E-15) Repair: I did not see a switch for the light in the crawl space. Have this light provided with a switch.

Present

Grounding Electrode / Conductor

Could Not Confirm

Fuel Storage and Distribution

Oil Storage

None noted

Propane Storage


Present

Storage Type Above ground tank

Propane Tank Size 120 Gal

Propane Tank Location Easty Yard

Propane Shutoff Location At tank

 **(FSD-1) Due Diligence:** The propane tank might be a leased tank. A sticker for Ferrell Gas @ 800-441-3444 indicates they may be the owners of the tank. Consult with this company for lease information and filling terms and prices.



Gas Meter

None noted

Heating, Cooling and Fireplaces

Heating System

Energy Source Electricity

Heating Method Forced air furnace, Heat pump

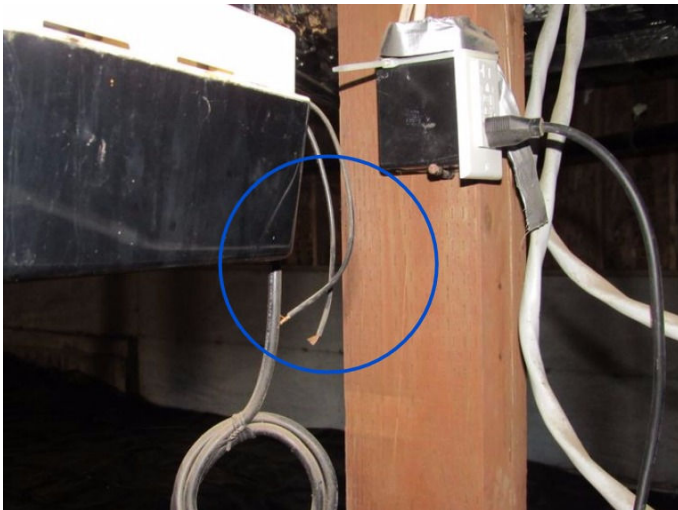
Manufacturer Goodman

Capacity 4-Tons

Age 2007

Filtration System Disposable

🔧 **(HCF-1) Repair:** The third and fourth wires for the condensate pump have not been connected - these are designed so that the furnace will lock out if the pump is not working correctly - a feature designed to reduce the chances of water damage from condensate. Have this further evaluated and repaired by a heating contractor. This is not too urgent as the condensate pump is in the crawl space.



Cooling Systems / Heat Pumps

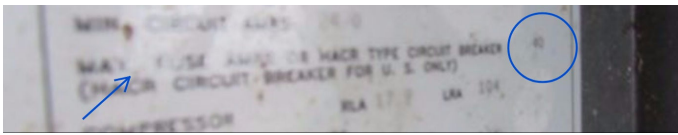
Present

Manufacturer Goodman

Energy Source Electric

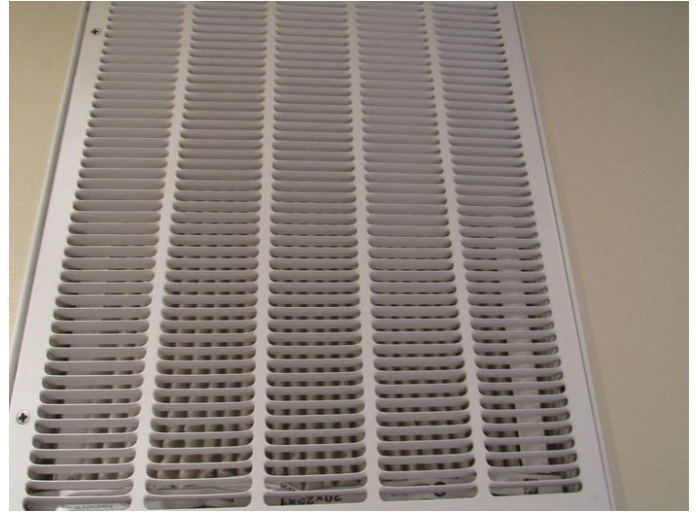
Age 2007

🔧 **(HCF-2) Repair:** The heat pump listing plate recommends over current protection for the heat pump compressor not exceed 40 amps. It appears that the heat pump is protected by a 60 amp breaker. Have this further evaluated and repaired as recommended by a licensed electrician to ensure the heat pump is adequately protected.



Hard to read but this says Max Fuse 40-amps

🔧 **(HCF-3) Repair:** Annual servicing is recommended for all heating and cooling equipment to ensure reliable performance. This house has an air-sourced heat pump system. The system was tested in heating mode during inspection and was operational. No recent service records were noted on the air handler. I recommend keeping this heat pump on an annual service schedule. The filter was clean at the time of inspection - located at the cold air return.



(This video is only viewable online.)

Heating / Cooling Distribution Systems

Heat Source in Each Room Incomplete

Distribution Method Ductwork

🔧 (HCF-4) Repair: No heat source was noted for the family bathroom. An adequate heat supply is needed for all finished square footage. Hire a licensed electrician or heating contractor to install a heat source as needed. You may be able to get away without one, but odd that none was installed.

Additional Heat Sources

None noted

Gas Fireplaces

Present

Fireplace Types Sealed gas log fireplace

🔧 (HCF-5) Repair: The glass for the gas log fireplace is cloudy. Though very common, this is not the intended appearance of a decorative gas log fireplace. Sometimes, silicates from the logs can get etched onto the glass which can make cleaning nearly impossible. Hire a gas log specialist to service the gas log fireplace and clean or replace the glass as needed.



Solid Fuel Fireplaces

None noted

Plumbing

Water Service Supply

Pipe Material Plastic

Well or Public Supply Public water

Water Pressure 50 PSI

Pressure Reducing Valve None noted

Main Water Shut-off Location Garage

📌 **(P-1) Note:** This shows the main water shut off in the garage.



Distribution Pipe

Pipe Insulation Non-standard

Supply Pipe Materials Copper

Functional Flow Average

📌 **(P-2) Note:** I noted that the water heating system has a circulation pump. This appeared to be operating at the time of inspection. For improved efficiency these are often put on timers so the pump can be timed to go off at night and in the middle of the day. I noted a timer for the pump - I recommend setting as desired so the pump is operating during your likely hot water demand times.



🔑 (P-3) Repair: The supply pipe insulation is incomplete in the crawl space. Be sure all supply lines in unheated spaces have been adequately insulated to protect from freezing conditions that could damage the pipes and to prevent heat loss from hot water pipes.



Waste Pipe and Discharge

Discharge Type Septic system

Waste and Vent Pipe Materials ABS plastic

(P-4) Due Diligence:

Based on visible components, this property appears to have a private on-site septic system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Investigating any information about this system's maintenance and repair history
- Reviewing any documentation available for this system
- Learning inspection and maintenance requirements for this system
- Hire a qualified specialist evaluate, perform maintenance and make repairs as needed



Water Heater

System Type Tank


Manufacturer Rheem

Size 65 gal

Age 2007

Energy Source Electricity

Temperature Pressure Relief Value Present - Not Tested

 **(P-5) Repair:** There is no evidence that the water heating equipment has been serviced since it was installed. Inquire with the existing homeowner as to its last servicing. Please note that most home owners never service their water heater. This is partly why they only last on average of 8-12 years. To maximize the useful life of a water heater, the appliance should be serviced per the manufactures recommendations. The elements or burners should be

checked. The tank should be flushed to remove sediment in the bottom of the tank. The dip tube and sacrificial anode should be inspected and updated if necessary.



The upper element was working. I could not test the lower element - I could not get the cover off.

📌 **(P-6) Note:** In 2015, the federal government updated minimum standards for the energy efficiency of water heaters. This article will help you understand how this could impact your next water heater purchase. <https://getscribeware.com/blog/federal-government-changed-next-water-heater/>

Exterior Hose Bibs

Operating

Additional Sinks

Tested

📌 **(P-7) Note:** I did not run / test the laundry sink because it was full of personal items.



Sewage Ejector Pumps

None noted

Sump Pumps and Drains

Floor Drain None noted

Sump Pumps None noted

Washer

Tested

🔧 **(P-8) Improve:** A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed:
<http://www.watts.com/pages/learnAbout/intelliflow.asp?catId>



(P-9) Repair: The control panel buttons for the washer and dryer are damaged -see where the panels have worn through on primary control buttons. Repair as needed.





Dryer

Tested

Power Source Electric

Duct to Exterior Ducted

🔧 (P-10) Repair: The dryer exhaust duct should be cleaned for improved safety. This is important regular maintenance to eliminate a potential fire hazard.



Additional Plumbing

None noted

Powder Bathroom

Sinks and Cabinets

Tested

Toilet

Tested

Bathtub / Shower


None noted

Bathroom Ventilation

Type Fan and window

General Bath Condition

Standard

 **(PB-1) Note:** During inspection today I operated all plumbing fixtures in bathrooms. I ran a moisture meter around toilets and tile shower enclosures to check for concealed leaks. I also sounded for loose finishes in shower and tub enclosures. I felt for loose waste pipe below sinks and where accessible and checked for leaks below sinks. I do not test bathtub overflow drains during inspection as this risks damaging finishes around the tub. I did not see any signs of previous leaks relating to the overflow during inspection today. I recommend monitoring tubs while filling and ***avoid pushing water into the bathtub overflow***. Even well-installed overflow drains can leak as the gaskets that seal the overflow will dry out over time and may no longer provide a watertight seal. Monitor plumbing after moving into a new home as testing during inspection presents less stress on plumbing than daily use. Any defects uncovered during inspection are listed in this report.

Family Bathroom

Sinks and Cabinets

Tested

Toilet

Tested

Bathtub / Shower

Tested

Bathroom Ventilation

Type Bath fan


General Bath Condition

Standard

Master Bathroom

Sinks and Cabinets

Tested

 **(MB-1) Repair:** The trap seal is too deep for the right side master bath sink - this should not exceed 4 inches. Have this drain piping further evaluated and repaired by a licensed plumber.



🔧 (MB-2) Repair: Poor functional flow was noted at this bathroom sink - see especially hot water at the left side sink. This may be from localized restrictions in the aerator, supply hoses or angle stops, or it may be indicative of a larger problem with the supply plumbing system. Hire a licensed plumbing contractor to further evaluate and repair.




Toilet

Tested

Bathtub / Shower

Tested

 **(MB-3) Repair:** The tile and grout should be cleaned and sealed with grout sealer to prevent water damage to the tile - see especially inside shower surrounds. This should be a routine procedure with tile unless epoxy grout was used. If this is not done in epoxy grout plan on annual cleaning and sealing tile grout inside the shower surrounds to prolong the useful life of the tile.



Bathroom Ventilation

Type Fan and window

General Bath Condition

Standard

Kitchen

Sinks and Faucets

Tested

🔧 (K-1) Repair: The loose faucet for the kitchen sink should be secured to prevent leaks. Repair the loose kitchen sink faucet as needed.



(This video is only viewable online.)

Cabinets and Countertops

Countertop Material Slab Surface

Cabinet Material Wood laminate

Ventilation Method

Fan ducted to exterior

Appliances

Refrigerator Operating

Dishwasher Operated

Dishwasher Air Gap Present

Range/ Oven /Cook-tops Gas and electric

Disposer None noted

🔧 (K-2) Repair: This home has a Bosch dishwasher Model #: SHE44C Serial #: FD-8607 (Customer Service # 800-944-2904). [These dishwashers are the subject of a CPSC recall regarding potential of overheating and fires.](#) You should stop using this appliance and call BSH Home Appliances hotline @ at (800) 856-9226 for more information. Repair or replace this dishwasher as recommended.



General Kitchen Condition

Standard

Interior

Floors

Floor Materials Carpet, Hardwood, Tile

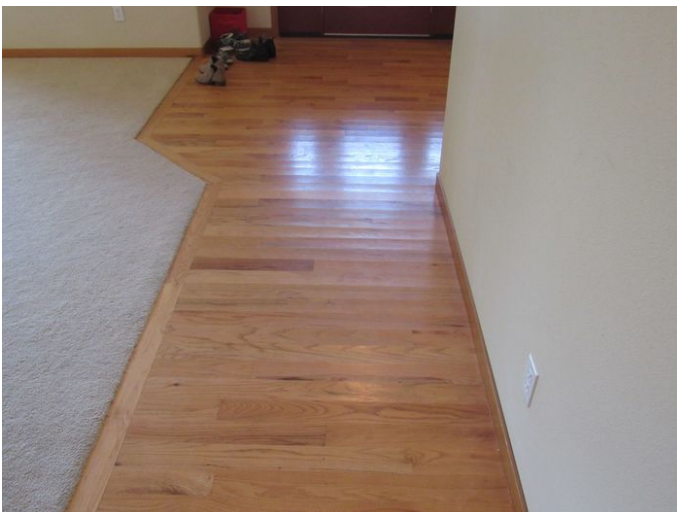
Floor Settlement None noted

(I-1) Repair: Squeaky sub-floor was noted - see 2nd floor around the hallway. This happens when inadequate adhesive was used to secure the sub-floor to the floor frame. Screws can be used to secure loose sub-floor if the framing lay-out can be found. Finding the lay-out can be difficult if the ceiling below is finished. Often this involves removing the carpet to find the lay out and screw / secure the loose sub-floor. This is a cosmetic defect that should be repaired as desired. The best time to repair this is when replacing the current finish floor.

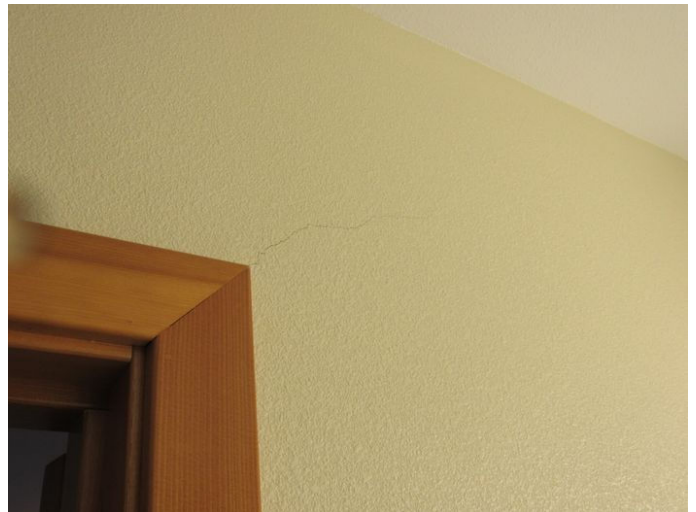


(This video is only viewable online.)

(I-2) Due Diligence: Cupping hardwood floors were noted on the main floor. This could be difficult to repair cosmetically without re-finishing all the floors. Consult with a hardwood flooring specialist to further evaluate and repair as desired. At the moment this appears to be a cosmetic defect. This can be caused by many different conditions, a common problem is not letting the floors adjust to the house long enough before installing.



🔧 (I-3) Repair: The drywall / sheetrock finishes require some tune-up repair: See localized cracking, nail pops and minor cracks. A few 45 degree cracks at door frames inside some minor settlement. Much of the repair work looks cosmetic: see nail pops, opening tape seams and a hole in the wall - 2nd floor hallway. Repair sheetrock cracks and damage as needed.





Stairs and Railings

Non-standard

(I-4) Repair: The stairs to the 2nd floor are non-conforming stairs. This will not be cost effective to correct. Use caution when navigating these steep stairs. Odd that the stair treads are only 10-inches.



Interior Doors

Windows

Window Glazing Double pane

Interior Window Frame Vinyl

Window Styles Sliding, Fixed pane

Mechanical Ventilation

Bath Fan Ducting Ductwork not visible

Kitchen Fan Ducting Ductwork not visible

Roof/Attic


Roof Materials

Method of Roof Inspection Walked on roof, Viewed with binoculars

Roof Style Gable

Roof Materials Architectural grade composition shingle

Approximate Age of Roof 11 years old

 **(RA-1) Repair:** The roofing material on this building appears to be a roughly 11-year old dimensional or architectural grade shingle. These are often rated as 30-year shingles. In practice, as a roof assembly, I find these last closer to 18-22 years depending on the quality of the installation, the steepness of the roof and the amount of exposure. The installation appears neat and professional but a few repairs are needed. Hire a licensed roofing contractor to further evaluate and repair the roof to ensure reliable performance. Examples of specific observations noted during inspection include:



An improvement would be extending upper downspouts to drain directly into lower gutters to spare wear on the roof.



This roof installation predates the requirements for drip edge flashing - not worth repairing at this time.



Organic debris should be removed from the roof



Skylights

None noted

Gutters and Downspouts

Seamless Aluminum

⚠️ **(RA-2) Major Concern:** The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak free and properly sloped to drain. I list as a major concern due to urgency - they are very clogged and the rains are coming soon.



Attic Access

Viewed at access

Roof Framing and Sheathing

Rafters Truss

Sheathing OSB

📌 **(RA-3) Note:** I inspected the attic space today and no red flags were noted regarding prior moisture build-up or relative humidity. Venting appeared unrestricted where visible. Wood has a nice bright color indicating no prior moisture problems with relative humidity or heat migration into the attic.



Attic Insulation

Insulation Type Fiberglass

Approximate Insulation R-Value on Attic Floor 38

Attic and Roof Cavity Ventilation

Attic Ventilation Method Soffit vents, Ridge vents

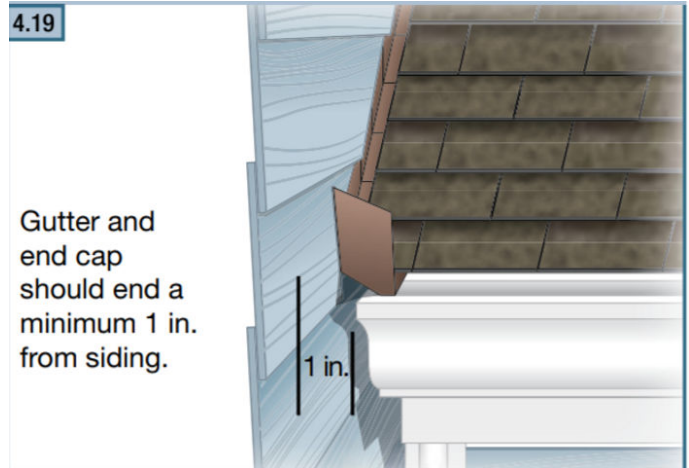
Exterior/Garage

Siding and Trim

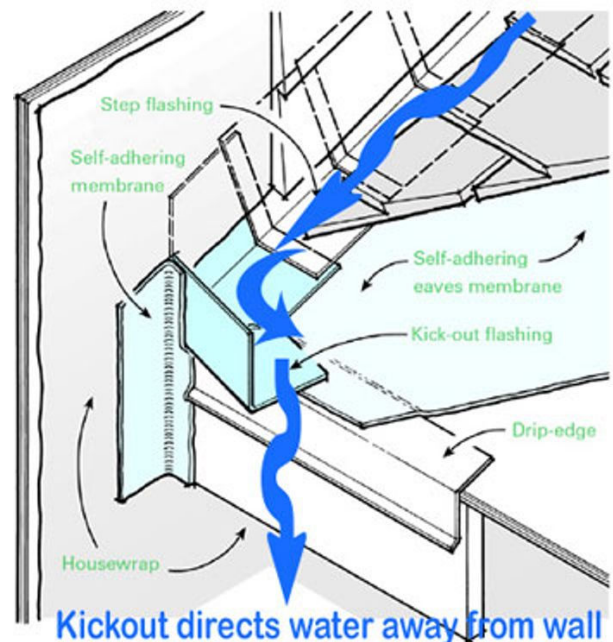
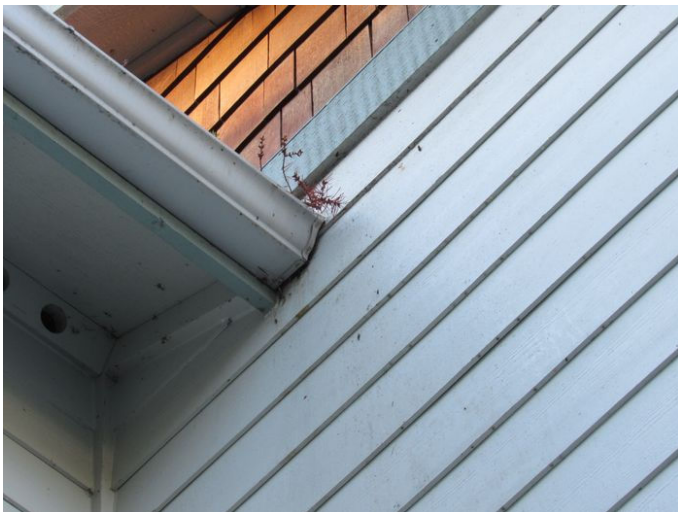
Trim Material Wood

Siding Material Fiber-cement, Cedar shingles


🔑 ⚠️ (EG-1) Repair: The gutters have been installed closer than 1 inch to the siding. The manufacturer of this siding recommends a 1 inch gap between the gutter and the siding. The current installation does not comply with recommended manufacturers installation requirements. Repair as needed to comply with installation requirements.



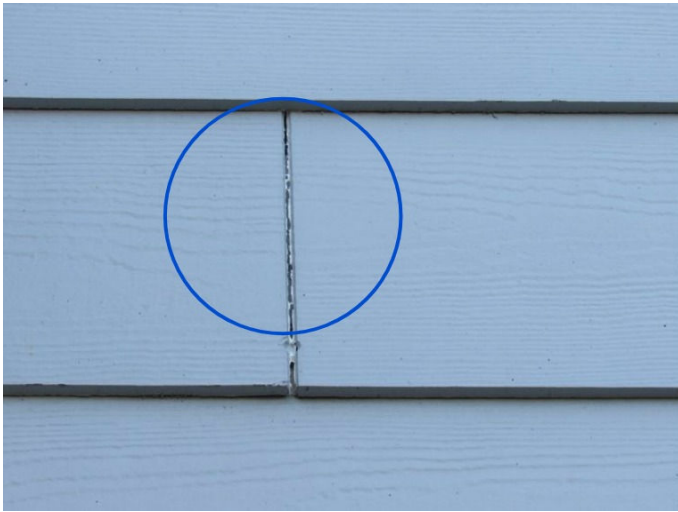
🔑 ⚠️ (EG-2) Repair: Inadequate kick-out flashings were noted between the roof and wall junctures. These are important to divert water away from the siding and onto the roof to prevent water from running behind the siding. Hire a qualified contractor familiar with siding installation to further evaluate and repair.



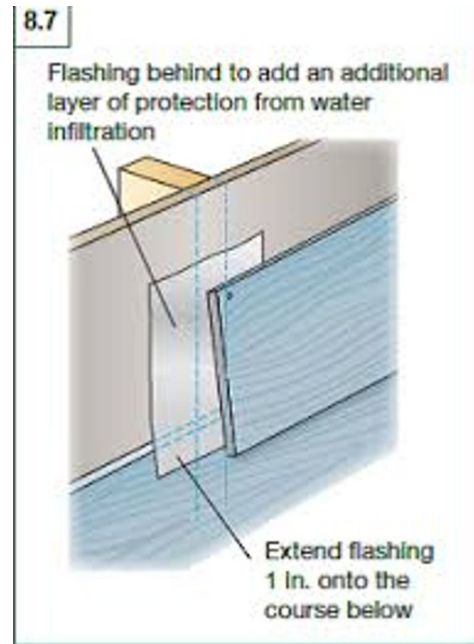


 **(EG-3) Repair:** Visual inspection of the fiber cement siding installation showed the need for repairs as well as some installation details that are not consistent with modern manufacturers installation requirements. This is typical for this age of construction. Some of the items noted can be repaired or improved, while others simply are the way they are until a larger re-siding is needed. Consult with a qualified contractor to further investigate the siding and repair as recommended to prolong the useful life of the siding. Examples of observations noted during inspection include:

- Missing back flashings at butt joints - these flashings can be retrofit on exposed sides of the building with metal flashing tabs or maintained with caulking.
- Siding run right to the horizontal flashing and sealed. This is not recommended but difficult to fix at this point.
- The hole in the siding at the north side should be sealed

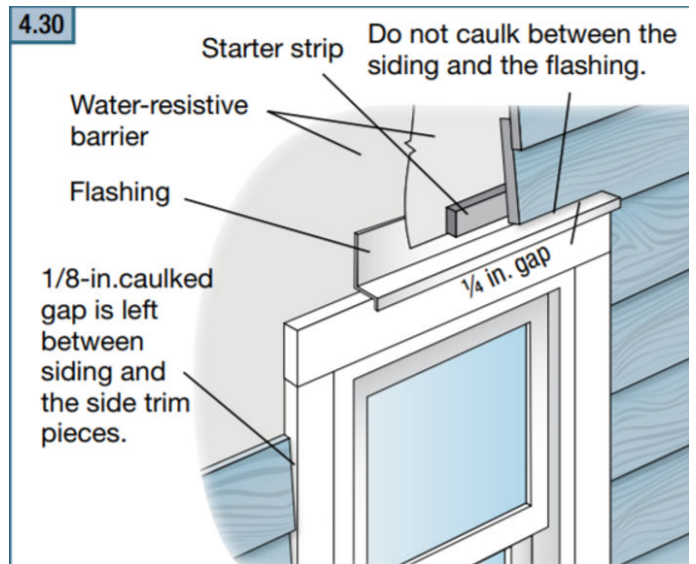


Missing back flashings at butt joints - these flashings can be retrofit on exposed sides of the building with metal flashing tabs or maintained with caulking.



This shows a proper back-flashing detail at the butt joints





Siding run right to the horizontal flashing and sealed. This is not recommended but difficult to fix at this point.

This shows the proper flashing detail



The hole in the siding at the north side should be sealed

Eaves

Open rafters

Exterior Doors

Solid core, Sliding glass



⚙️ (EG-4) Repair: The wooden door jamb material is rotting at its base near the threshold - see south crawl space access door. This condition risks hidden water damage to the floor and framing around the door. Repair / replace damaged wood as needed.



Exterior Window Frames

Vinyl

Decks and Balconies

Present

Deck Structure Ground contact treated lumber

Deck Ledger Board Standard

Guardrail Non-standard

Decking Material Softwood

🔧 **(EG-5) Improve:** The deck guardrail is not using any 4x4 posts, just smaller spindles. Modern deck guardrail requirements recommend a 4x4 post at minimum intervals of 6 feet.



⚠️ (EG-6) Repair: Several of the deck joists are not well secured against the ledger board - it seems they were cut too short. This could be difficult to correct at this point. Have this further evaluated and repaired as recommended by a qualified contractor.



Porches

Present

Chimneys

None noted

Garage

Attached

Automatic Garage Opener Present

Garage Door Type Metal, Metal

🔑 **(EG-7) Repair:** The automatic garage door opener for the large door is not performing as intended - the button for the door needs to be held down to get the door to operate. This could indicate the laser eyes require some adjustment. Have this door further evaluated and repaired as recommended by a specialist.



🔑 **(EG-8) Repair:** The small overhead garage door does not reverse under resistance to closing. Adjustment of the sensitivity is recommended for improved safety. This typically involves adjusting a small plastic screw on the opener.

Grounds

Drainage and Lot Location

Clearance to Grade Standard

Downspout Discharge Below grade

Lot Description Moderate slope

👁️ (G-1) Monitor: Corrugated storm drain pipe appears to be used for at least some of the sub-surface storm drains. This product is prone to failure as it is susceptible to crushing and clogging. Monitor these drains after heavy rains and keep your gutters clean to prolong the service life of this pipe. Clogged and overflowing pipes would indicate a need for replacement.



🔧 (G-2) Repair: Downspouts are discharging adjacent to the foundation - see south side of house. This can cause foundation settlement or basement / crawl space moisture problems. Make sure all downspouts discharge into a proper tight-line system that diverts water at least 5 feet away from the foundation.



Driveways/Walkways/Flatwork

Driveway Concrete

Walkways Concrete



Patios None noted

Window and Stairwells

None Noted

Grounds, Trees and Vegetation

Trees/Vegetation too near building Yes

  **(G-3) Repair:** All trees, branches and vegetation should be pruned at least six feet away from the building to eliminate a condition conducive to wood destroying organisms and a path for rodent entry.



Retaining Walls

None noted

Exterior Stairs

Standard

Fences

None noted

Carport, Outbuildings and Other

Not inspected

Receipt -- Single Family Inspection

Report #: 181001A

Inspection Date:

Property Inspected For Bono

6754 Sample Lane

USA

\$695.00

\$695.00

PAID

Thank you for your business!

Orca Inspection Services LLC

C/O Dylan Chalk

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Bainbridge Island, WA , WA 98110

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