

Inspections by
David Beckstead

Awesome Day
Home Inspections
and
Beckstead
Commercial



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RESIDENTIAL HOME INSPECTION

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Teresa and McLain Morawski

OCTOBER 30, 2023



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DB

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INTRODUCTION:

Thank you for choosing Awesome Day Home Inspections, LLC to perform an inspection for you. My goal is to help you gain a thorough understanding of the deficiencies (and the "Awesome" features) of the property that you are interested in purchasing. Please carefully read your entire Inspection Report. Touch each tab: OVERVIEW, INFORMATION & LIMITATIONS. Remember, now that the inspection is completed and the report has been delivered, I am still available to you for any questions you may have throughout the entire closing process, and anytime in the future. Thank you, David "It is an Awesome Day!"

How to Use Spector's **Repair Request Builder**. This feature is awesome! Here is the link to understanding how to use this useful feature:

<http://support.spectora.com/real-estate-agent-realtor-resources/how-to-use-spectoras-repair-request-builder>

Here is a link to the 'Standards of Practice' I follow from Washington State.
<https://app.leg.wa.gov/wac/default.aspx?cite=308-408C>

SUMMARY



MINOR CONCERN



MODERATE CONCERN



MAJOR CONCERN

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⊖ 4.5.1 EXTERIOR ----- - Hose Bibs: Hose bib - hose attached to hose bib in winter



4.7.1 EXTERIOR ----- - Eaves, Soffits, Fascia and Trim: Soffit - Moisture damage - short shingle overhang (No drip-edge)

⊖ 4.8.1 EXTERIOR ----- - Windows (Exterior): Windows - Failed Seal

⊖ 5.1.1 Porches and Decks - General: Porch with multiple deficiencies

⚠ 5.3.1 Porches and Decks - Guardrails: Guardrails - Loose

- ⊖ 5.5.1 Porches and Decks - Stairs, Treds, Risers, Planking: Stairs - Unsafe - Replace
- 🔧 5.6.1 Porches and Decks - Sheathing, Framing, Hardware: Sheathing - moisture damage (dry)
- ⚠️ 5.7.1 Porches and Decks - Piers, Footings, Posts: Posts throughout property need repair or replacement
- ⊖ 6.1.1 Foundations and Slabs - Concrete Cracks: Foundation cracks - vertical (Less than 1/4 inch)
- 🔧 6.1.2 Foundations and Slabs - Concrete Cracks: Slab cracks - shrinkage or settlement (Less than 1/4 inch)
- ⊖ 6.1.3 Foundations and Slabs - Concrete Cracks: Slab cracks - shrinkage or settlement (More than 1/4 inch)
- ⊖ 6.5.1 Foundations and Slabs - Concrete Slabs: Slab - Signs of settling
- ⚠️ 7.1.1 Grounds - Grading : Grading - Improperly sloped towards basement
- ⊖ 7.1.2 Grounds - Grading : Gutters - highly Recommended
- ⚠️ 7.1.3 Grounds - Grading : Eroded grading
- ⊖ 7.5.1 Grounds - Retaining walls: Retaining wall - leaning
- ⊖ 10.2.1 INTERIOR ----- - Smoke / CO Detectors: Add CO Detectors
- 🔧 10.2.2 INTERIOR ----- - Smoke / CO Detectors: Smoke detectors - add more
- 🔧 10.3.1 INTERIOR ----- - Electric Outlets: GFCI - Upgrade Recommended
- ⊖ 10.4.1 INTERIOR ----- - Walls: Walls - thermal tracking (ghosting)
- ⊖ 10.4.2 INTERIOR ----- - Walls: Walls - moisture stains - single source heat
- ⊖ 10.6.1 INTERIOR ----- - Flooring: Tile flooring - cracked
- ⊖ 10.9.1 INTERIOR ----- - Stairs and Handrails: Guardrails - loose
- ⊖ 10.9.2 INTERIOR ----- - Stairs and Handrails: Unconventional start of the stairs
- ⊖ 12.3.1 Appliances - Range Hood Exhaust Fan & Vent: No kitchen exhaust fan installed
- ⊖ 13.7.1 Electric Service - Electric Panel (narratives) : Panel - open knockout
- ⊖ 13.7.2 Electric Service - Electric Panel (narratives) : Screws - missing
- ⊖ 14.8.1 Heating - Fireplaces, Stoves & Inserts: Fireplace - firewall Cracked
- ⊖ 16.1.1 Water Heater - Water Heater : Water heater - add Seismic straps
- ⊖ 17.7.1 Basement - Egress: Windows - to small for emergency egress - bedroom
- ⊖ 18.2.1 Garage - Garage Door: Garage door - manual - difficult to operate
- ⊖ 18.2.2 Garage - Garage Door: Gap in door because of slab design
- ⊖ 19.4.1 Insects and Animals - Ants: Carpenter ant wings
- ⊖ 19.6.1 Insects and Animals - Birds & Bats: Woodpecker - damage
- ⊖ 20.8.1 Well equipment - Electrical: Conduit detached

1: GO HERE FIRST!

		IN	NI	NP	R
1.1	How to navigate this report	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

How to navigate this report: Use all 3 tabs - OVERVIEW, INFORMATION & LIMITATIONS

My goal is to help you gain a thorough understanding of the deficiencies (and the "Awesome" features) of the property that you are interested in purchasing. Please carefully read your entire Inspection Report. Touch each tab: OVERVIEW, INFORMATION & LIMITATIONS.

Overview: the report with my concerns and narratives and images.

Information: I really want you to know more about the concerns. This is further reading.

Limitations: What I could not inspect at the time of inspection of your home. It was raining on a metal roof, I could not walk. The attic was way to small or dangerous to crawl. I could not inspect all home components because of owners things. And more. All inspections come with limitations. Can you see into a wall? I don't think so. I can't either.

Observations are in Blue: **MINOR CONCERN**, Orange: **MODERATE CONCERN**, and Red: **MAJOR CONCERN** with any suggested repairs. These will show up on the summery. Immediate Concern tab will only show the Red.

How to navigate this report: Repair Request Builder - A great negotiating tool! Built right into the report

How to Use Spector's **Repair Request Builder**. This feature is awesome! Here is the link to understanding how to use this useful feature:

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2: INSPECTION AND SITE DETAILS

		IN	NI	NP	R
2.1	General	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

General: Inspection Start Time
12:00 PM

General: Inspection Attendees
Only the inspector

General: Temperature at the time of inspection:
Below 50 degrees

General: Rain or snow in the last 3 days:
No

General: Occupancy Status
Vacant

General: Inspection End Time
3:30 PM

General: Inspection Type
General Home Inspection

General: Weather
Clear; sunny sky

General: Snow on ground
No

General: Residence Type
Single Family Home (2-story with basement)

General: Utilities Status
Water Off

General: Soil condition
Dry

If this residence was furnished at the time of the inspection portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

3: NOTE'S TO CLIENT FROM DAVID BECKSTEAD

		IN	NI	NP	R
3.1	General	X			

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Information

General: What you should clean or change once you move in to your new home

All these deficiencies can cause damage or fire. I would say they are time sensitive and need to be addressed quickly and on the top of your list for things to get done when you move in. (Ask for maintenance records of professionals that have serviced any of these below. You should not trust that a homeowner said they have maintained all of them without out proof.)

Clean or replace all filters, water and air. (a clogged air filter can cause damage to a furnace) (a clogged water filter is not doing the job it was designed for and could be limiting pressure. You could be drinking bad bacteria if the UV light or carbon filter is clogged or not working)

Clean out the dryer vent. (a clogged dryer vent can cause a fire!)

Have all chimneys and combustion vents swept. (a clogged vent or chimney can cause a house fire!)

General: Photography & Thermal camera

Report Photos

Pictures in Report -Your report includes photographs, which help to clarify where the inspector went, what was inspected, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. Please read the report thoroughly. After two or three images (of the same defecancy) I stop photographing all the damaged or defective areas so not to overload the report. Areas like external wall damage, nail pops on shingles, small insignificant cracks in foundations and more. What professional fixes the damage should look over the whole home for more of the same problems.

After two or three images I stop photographing all the damaged or defective areas so not to overload the report. Areas like external wall damage, nail pops on shingles, small insignificant cracks in foundations and more. What professional fixes the damage should look over the whole home for more of the same problems.

Thermal Imaging Disclaimer

A thermal camera may be used and images may be included in this inspection report. They are provided as a courtesy, are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion.

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.

General: There was no central air conditioning at the home

This is for your info. Northeast WA does not often need AC yet there are some 90 and 100 degree days in the summer. I see window units all the time. I personally only use AC for about 2 weeks a year.

General: Consider budgeting for a full home furnace

The home had different forms of heat but not in every room. Most rooms did not have baseboard heaters. When doors are shut to these rooms the main wood stove cannot supply heat to them. There was no ductwork or registers in the home. This home would benefit from the addition of a whole home furnace and ductwork.

If the home does not have ductwork, these options may work well for you:

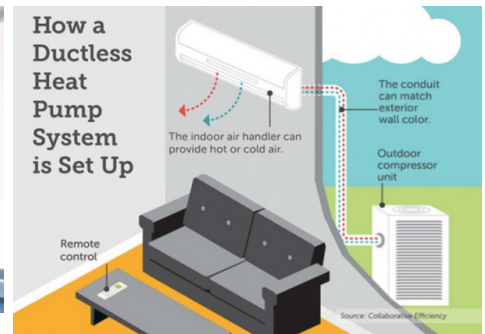
High Velocity Heating and Cooling system

<https://www.airquipheating.com/article.cfm?ArticleNumber=69>

Mini Splits

<https://www.energy.gov/energysaver/ductless-mini-split-heat-pumps>

<https://www.ecomfort.com/stories/1184-How-to-Pick-the-Perfect-Mini-Split.html>



Ductless Heat Pump Outside Compressor



General: Washington State Standards of practice (SOP) for inspectors

WAC 308-408C-010 Standards of practice (SOP)—Purpose and scope.

The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports.

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 in
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stalled 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.

WAC 308-408C-070 Structure.

An inspection of the structure will

include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs;

ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

(1) The inspector will:

- Describe the type of building materials comprising the major structural components.

- Enter and traverse attics and subfloor crawlspaces.

- Inspect

(a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses,

subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.

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(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

- Probe a representative number of structural components where

deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage

any finished surface or where no deterioration is suspected.

- Describe any deficiencies of these systems or components.

- Report all wood rot and pest-conducive conditions discovered.

- Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

- Enter

(a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams).

(b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector

or will cause damage to components of the home.

- Move stored items or debris or perform excavation to gain access.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-070, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-080 Exterior. An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

- Describe the exterior components visible from ground level.
- Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.
- Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Inspect
 - (a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.
 - (b) Safety type glass or the integrity of thermal window seals.
 - (c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.
- Test or evaluate the operation of security locks, devices or systems.
- Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

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- Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-080, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-090 Roofs. An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) The inspector will:

- Traverse the roof to inspect it.
- Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.
- Report the manner in which the roof is ventilated.
- Describe the type and general condition of roof coverings.
- Report multiple layers of roofing when visible or readily apparent.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.
- Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.
- Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.
- Operate powered roof ventilators.
- Predict remaining life expectancy of roof coverings.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-090, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-100 Plumbing system. An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) The inspector will:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.

(b) Report

(i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

(iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.

(iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

(c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.

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(d) Operate fixtures in order to observe functional flow.

(e) Check for functional drainage from fixtures.

(f) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

(b) Inspect

(i) Any system that is shut down or winterized.

(ii) Any plumbing components not readily accessible.

(iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.

(iv) Fire sprinkler systems.

(v) Water-conditioning equipment, including softeners and filter

systems.

(vi) Private water supply systems.

(vii) Gas supply systems.

(viii) Interior components of exterior pumps or sealed sanitary waste lift systems.

(ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.

(c) Test

(i) Pressure or temperature/pressure relief valve.

(ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.

(d) Determine

(i) The potability of any water supply whether public or private.

(ii) The condition and operation of water wells and related pressure tanks and pumps.

(iii) The quantity of water from on-site water supplies.

(iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.

(e) Ignite pilot lights.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-100, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-110 Electrical system. The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will:

(a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

(b) Report

(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

(ii) When no connection to a service grounding electrode can be confirmed.

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(c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).

(d) Report, if present, solid conductor aluminum branch circuits.

Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

(e) Verify

(i) The operation of a representative number of accessible switches, receptacles and light fixtures.

(ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

(iii) Ground fault circuit interrupter (GFCI) protection and arcfault circuit interrupter (AFCI) protection where required.

(f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

- (g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.
- (h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.
- (i) Describe any deficiencies of these systems or components.
- (2) The inspector is not required to:
 - (a) Insert any tool, probe or testing device into the main or subpanels.
 - (b) Activate electrical systems or branch circuits that are not energized.
 - (c) Operate circuit breakers, service disconnects or remove fuses.
 - (d) Inspect ancillary systems, including but not limited to:
 - (i) Timers.
 - (ii) Security systems.
 - (iii) Low voltage relays.
 - (iv) Smoke/heat detectors.
 - (v) Antennas.
 - (vi) Intercoms.
 - (vii) Electrical deicing tapes.
 - (viii) Lawn sprinkler wiring.
 - (ix) Swimming pool or spa wiring.
 - (x) Central vacuum systems.
 - (xi) Electrical equipment that's not readily accessible.
 - (e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.
 - (f) Move any objects, furniture, or appliances to gain access to any electrical component.
 - (g) Test every switch, receptacle, and fixture.
 - (h) Remove switch and receptacle cover plates.
 - (i) Verify the continuity of connected service ground(s).

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-110, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-120 Heating system. The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

- (1) The inspector will:
 - (a) Describe the type of fuel, heating equipment, and heating distribution systems.
 - (b) Operate the system using normal readily accessible control devices.
 - (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
 - (d) Inspect
 - (i) The condition of normally operated controls and components of systems.

- (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
- (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
- (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.
- (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
- (vi) Electric baseboard and in-wall heaters to ensure they are functional.
- (e) Report any evidence that indicates the possible presence of an underground storage tank.
- (f) Describe any deficiencies of these systems or components.
- (2) The inspector is not required to:
 - (a) Ignite pilot lights.
 - (b) Operate:
 - (i) Heating devices or systems that do not respond to normal controls or have been shut down.
 - (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.
 - (c) Inspect or evaluate
 - (i) Heat exchangers concealed inside furnaces and boilers.
 - (ii) Any heating equipment that is not readily accessible.
 - (iii) The interior of chimneys and flues.
 - (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
 - (d) Remove covers or panels that are not readily accessible or removable.
 - (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
 - (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.
 - (g) Determine:
 - (i) The capacity, adequacy, or efficiency of a heating system.
 - (ii) Determine adequacy of combustion air.
 - (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-120, filed 3/20/09, effective 4/20/09.]

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WAC 308-408C-130 Air conditioning systems. The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

- (1) The inspector will:
 - (a) Describe the central air conditioning system and energy sources.
 - (b) Operate the system using normal control devices and measure and record temperature differential.
 - (c) Open readily accessible access panels or covers provided by the manufacturer or installer.
 - (d) Inspect the condition of controls and operative components of

the complete system; conditions permitting.

(e) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Activate cooling systems that have been shut down.

(b) Inspect

(i) Gas-fired refrigeration systems.

(ii) Evaporative coolers.

(iii) Wall or window-mounted air-conditioning units.

(iv) The system for refrigerant leaks.

(c) Check the coolant pressure/charge.

(d) Determine the efficiency, or adequacy of the system.

(e) Operate cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.

(f) Remove covers or panels that are not readily accessible.

(g) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.

(h) Determine how much current the unit is drawing.

(i) Evaluate digital-type thermostats or controls.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-130, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-140 Interiors. The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

(a) Verify

That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need

of repair and report when baluster spacing exceeds four inches.

(b) Inspect

(i) The overall general condition of cabinets and countertops.

(ii) Caulking and grout at kitchen and bathroom counters.

(iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

(iv) The condition and operation of a representative number of windows and doors.

(c) Comment on the presence or absence of smoke detectors.

(d) Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to:

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(a) Report on cosmetic conditions related to the condition of interior components.

(b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-140, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-150 Insulation and ventilation. The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade

areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

- Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.
- Describe the type of insulation in viewable and accessible unconditioned spaces.
- Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.
- Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.
- Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.
- Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-150, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-160 Fireplaces and stoves. Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

(1) The inspector will:

- Describe fireplaces and stoves.
- Inspect dampers, fireboxes and hearths.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.
- Ignite fires in a fireplace or stove.
- Determine the adequacy of draft.
- Perform a chimney smoke test.
- Inspect any solid fuel device being operated at the time of the inspection.
- Evaluate the installation or adequacy of fireplace inserts.
- Evaluate modifications to a fireplace, stove, or chimney.
- Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

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[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-160, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-170 Site. The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

(1) The inspector will:

- (a) Describe the material used for driveways, walkways, patios and other flatwork around the home.
- (b) Inspect

(i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure.

(ii) For proper grading and drainage slope.

(iii) Vegetation in close proximity to the home.

(c) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.
- Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.
- Evaluate hydrological or geological conditions.
- Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-170, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-180 Attached garages or carports. The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will:

- Inspect the condition and function of the overhead garage doors and associated hardware.
- Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.
- Inspect the condition and installation of any pedestrian doors.
- Inspect fire separation between the house and garage when applicable.
- Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Determine whether or not a solid core pedestrian door that is not labeled is fire rated.
- Verify the functionality of garage door opener remote controls.
- Move vehicles or personal property.
- Operate any equipment unless otherwise addressed in the SOP.

4: EXTERIOR -----

		IN	NI	NP	R
4.1	Out-buildings Not Inspected	X			
4.2	General	X			
4.3	Wall Siding	X			
4.4	Log Homes	X			
4.5	Hose Bibs	X			
4.6	Electric Outlets	X			
4.7	Eaves, Soffits, Fascia and Trim	X			
4.8	Windows (Exterior)	X			
4.9	Doors (Exterior)	X			
4.10	Exterior Lights & Switches	X			
4.11	Exterior Wiring	X			

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Information

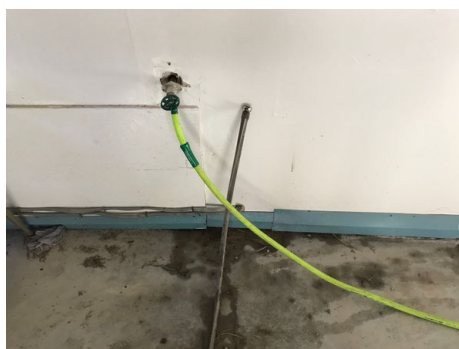
Wall Siding: Materials

Engineered Composition Lap Siding



Hose Bibs: Tested and Working

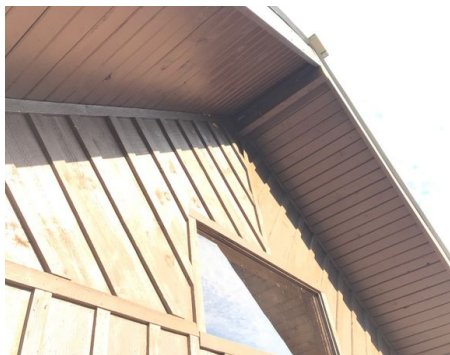
Hose bibs were tested and operated correctly.



Electric Outlets: Tested and working



General: Extra photos of exterior



Log Homes: Log home - Wood decay explanation

Wood decay explanation

Wood decay is caused by decay fungi that require moisture levels of approximately 20% or above to be active. At moisture levels below this, fungi will be inactive and no decay will take place. Active decay fungi weaken wood by consuming material in wood cells. Exterior wall logs depend on an appropriate finish coating to prevent moisture absorption and the resulting risk of decay. If left unprotected, wood may be weakened by decay to the point at which it becomes structurally unsound. Because correcting areas of advanced decay can be very costly, it is important to avoid the development of decay by performing preventative maintenance such as maintaining exterior finish coatings.

Parts of a log home which hold and retain moisture will be more likely to experience decay. "Checking" is cracking that occurs naturally as logs dry and shrink. Checking on upper surfaces of logs will trap and hold rain and snowmelt, providing fungi with the moisture they need to actively deteriorate logs. Other areas vulnerable to decay are lower wall logs, exterior corners, roof corbels and window sills. Long roof overhangs are helpful in protecting the home. Soil and snow drift will hold moisture against the home and speed deterioration.

Finishes and sealants are available which will help protect logs, but waterproofing logs is a mistake. Any finish or sealant applied to logs must be water vapor permeable. This means that the finish or sealant must allow water vapor to pass through while preventing water in liquid form from being absorbed into the log. Waterproofing logs may trap moisture in the log core, possibly causing it to decay from the inside out. In this situation, the decay may be hidden and not discovered until too late. Whole homes have been lost in this manner.

Log Homes: Log Home - Checking (cracks)

Checking

Depending on the wood species and drying conditions, logs shrink 1½ to two times as much across their width as their length. Since most shrinking occurs across the diameter of the tree, most cracking occurs lengthwise along the grain.

Wood dries from the outside to the inside, meaning that wood cells nearest the surface of a log will lose bound water long before bound water is gone from the log's core.

Because wood near the log's surface shrinks and wood in the core doesn't, stresses are created in surface wood that are relieved by cracking. In log homes, this cracking is called checking.

Logs typically develop a single, primary check, along with other smaller secondary checks. The location of this main check can be controlled by kerfing, which is cutting a slot, much like establishing control joints in concrete and serving the same purpose.

Although the primary check may penetrate 50% of a log's diameter, this check is not a structural concern. Logs will retain most of their strength both in compression (when used vertically as a post) and in tension (when used horizontally).

Log Homes: Articles on refinishing log homes

Here are a few good ones I have found:

<https://restorelogs.com/log-home-services/sandblasting-cob-blasting-log-homes/sand-cob-blasting-vs-power-washing/>

Log Homes: My Log Home Certifications

I have inspected many log homes. Logs have a different dynamic than any other siding. Having taking the education and having the experience, I am qualified to inspect all log homes.



Hose Bibs: Is your hose bib frost free?

Exterior pipes will freeze in Washington State in winter. If your hose bib comes to a Y at the end, it needs to be turned off inside or wrapped in insulation and covered. If it looks more like an F than it is frost-free and good to go.



Limitations

Log Homes

HIDDEN WOOD DECAY - LOG HOME

Although the Inspector uses techniques such as probing and visual examination in an effort to determine the presence of wood decay in the logs of log structures, these techniques are not technically exhaustive and will not reveal the presence of wood decay hidden in inaccessible places, such as log cores and/or the intersections of log walls. For this reason, locating or identifying wood decay which is not readily visible or decay of logs in inaccessible areas of log homes lies beyond the scope of the General Home Inspection or Log Home Inspection. Wood decay weakens logs and can compromise their ability to support structural loads.

Electric Outlets

OUTLETS - LIMITATIONS

A home often has many outlets blocked from inspection or hidden. The Washington State SOP says I only need to test a representative number of outlets. Yet, I do try to test what I see and have easy access to. I will not unplug owners' plugs that are often occupying many if not most of the outlets of the home. It can often be very important that some of these plugs stay in the outlet like computer equipment and more. Once I find a repetitive deficiency like 'No outlet cover', I stop photographing and listing every single one. This helps with keeping the report streamlined. This limitation covers all outlets in the home and all deficiencies with them. At one point (when multiples of the same deficiency happen) it is better to defer to a professional electrician to find all the deficiencies in all the outlets. After 3 or 4 of the same deficiency, I will not photograph or locate the rest.

Recommendations

4.5.1 Hose Bibs



Moderate Concern

HOSE BIB - HOSE ATTACHED TO HOSE BIB IN WINTER

The only hose bib that is accessible to the outside was in the garage and it was attached with a hose. I tried to unscrew it but it was very tight because it was frozen. I was able to get the hose off and clear the ice. This was a few days away from freezing into the home.

Recommend keeping the hose off the because in winter this area can freeze a frost-free hose bib and rupture a water pipe.

Recommendation

Recommended DIY Project



4.7.1 Eaves, Soffits, Fascia and Trim



Moderate Concern

SOFFIT - MOISTURE DAMAGE - SHORT SHINGLE OVERHANG (NO DRIP-EDGE)

NORTH

Soffit had moisture damage. The roof shingles were cut very tight and short. This has allowed moisture to run underneath the shingles, up onto the sheathing. Drip-edge flashing would really help here.

Also the soffit area in the photo appears to be weakened and possibly cracked by snow buildup. It is now unlevel. **Recommend** repair.

Recommend consulting a professional roofer to find a solution and repair.

Recommendation

Contact a qualified roofing professional.



4.8.1 Windows (Exterior)



Moderate Concern

WINDOWS - FAILED SEAL

Observed condensation or dry streaks between the window panes, which indicates a failed seal. **Recommend** qualified window contractor evaluate, look at all windows & replace all failed windows they find.

Important note: it is very difficult to spot all failed window seals. Sometimes windows look failed but are not because they are dirty. Sometimes the time of day where the heat of the sun is stronger will show a failed window or not. Sometimes when it is colder it shows better. It all depends on the amount of failure, company design and more. If I find at least one I can identify, it is important that all windows be examined by a window pro.

Still many times this failure does not affect the ability for you to look through it. A failure releases the gasses that are used to create an R-value insulation between to panes of glass. Sometimes it takes a long time to see this effect and you never know when and how much condensation may build up between the panes making it harder to see through. The only fix for this is to replace both panes within the window seal. Only a pro can do this.

I try to find as many failed seals as I can. I am not responsible to find them all. This is the job of a window professional.

Recommendation

Contact a qualified window repair/installation contractor.



5: PORCHES AND DECKS

		IN	NI	NP	R
5.1	General	X			
5.2	Handrails	X			
5.3	Guardrails	X			
5.4	Balusters/Spindles	X			
5.5	Stairs, Treds, Risers, Planking	X			
5.6	Sheathing, Framing, Hardware	X			
5.7	Piers, Footings, Posts	X			
5.8	Ledger / Connection to home	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

General: Extra photos of porch



Recommendations

5.1.1 General

PORCH WITH MULTIPLE DEFICIENCIES

Moisture damage, Wood in contact with soil, Maintenance needed, Guardrails - Loose, Guardrails - Rotted, Guardrails - Moving Outwards, Framing Members - Rotted, Porch not level - settling, Poles not level, Poles twisted



The whole porch structure had multiple deficiencies. Instead of listing them all separately and cluttering the report, it is cleaner to bring them together in one area. I have a photograph of all the deficiencies here. I do not photograph a repetition of the same problem over and over. They would all be fixed by a deck or carpentry contractor. Many of these issues can cause fall or trip hazards to people. Most of these are safety concerns. **Recommend** a qualified contractor to access and estimate costs of repair or replacement.

Below are narrations for further explanation of some of the more complex deficiencies. Not all of the deficiencies need much of a narration and are self explanatory.

Areas of porch wood were in contact with soil. Any wood in contact with soil will eventually decay and the decayed areas will crush under the weight of the load it supports. This condition may eventually result in unsafe structural conditions. Also, this moist wood will create conditions for wood-destroying insects.

The porch stairs had no handrail. Safe building practices mandate that stairs with 4 or more risers should have a handrail.

The porch stairs had no handrail. Safe building practices and code mandate that stairs with 4 or more risers should have a handrail. Yet this **stairway was less than 4 risers**. So why do I call it out? As you walk out of the door, if you were distracted, it would be an easy thing to misjudge and slip off of these stairs or landings. It is high enough to get injured. I suggest a handrail for safety reasons.

The handrails were too low at this porch staircase. Safe building practices dictate that handrail height should be no lower than 34 inches above tread nosing.

The porch had walking surfaces greater than 30 inches above grade that were not protected by a guardrail. Safe building practices dictate that any walking surface 30 inches or more above grade should have a guardrail.

The porch had walking surfaces that were not protected by a guardrail. This porch would be safer from an accidental fall with guardrails. Safe building practices dictate that any walking surface 30 inches or more above grade should have a guardrail. **This porch was less than 30 inches. Still I feel a guardrail would be a good idea here.**

The guardrails are moving outwards. This is a sign of failure at the lower connection with the porch flooring. This is a safety concern.

Spaces between guardrail assembly balusters exceeded 4 inches. Safe building practices dictate that a 4 inch sphere may not pass through the guardrail at any point. This condition may be hazardous to small children.

Recommendation

Contact a qualified deck contractor.





5.3.1 Guardrails

GUARDRAILS - LOOSE

Porch guardrail assemblies were loose. Loose enough to make this area a safety concern. This whole guardrail is not robust enough and repair would not be the best option. A new guardrail would be a safer option. **Recommend** repair or replacement by a qualified contractor.



Major Concern

Recommendation

Contact a qualified deck contractor.



5.5.1 Stairs, Treads, Risers, Planking

STAIRS - UNSAFE - REPLACE

This stair system has way too many deficiencies to list. They are unsafe and hazardous to walk on.

Recommend replacement as soon as possible. **Recommend** not using these stairs at the time of inspection.

Recommendation

Contact a qualified deck contractor.



Moderate Concern



5.6.1 Sheathing, Framing, Hardware

SHEATHING - MOISTURE DAMAGE (DRY)

There was dry moisture damage at the sheathing of the porch. This is from a past roofing cycle and there is no longer a leak here because of the newer roof.

This is for your info.



Minor Concern



5.7.1 Piers, Footings, Posts

POSTS THROUGHOUT PROPERTY NEED REPAIR OR REPLACEMENT



All the posts need replacement or some type of work.

1. The posts on the carport awning are not robust enough for snow load. **Recommend** more support in this location including lateral supports.
2. Post at the garage awning were warped, settling and not plumb. This is #1 deficiency to repair. This is close to collapse and could this coming winter with a new snow load. **Recommend** all post and footers replaced.
3. The porch posts are not robust enough for the job. Many are twisted and cracking. There was some settling of footings that had some work done to temporarily fix this. **Recommend** all post replaced with larger diameter wood and stronger, wider footers put in.

Recommendation

Contact a qualified deck contractor.





6: FOUNDATIONS AND SLABS

		IN	NI	NP	R
6.1	Concrete Cracks	X			
6.2	Block and Brick Cracks (non veneer)	X			
6.3	General	X			
6.4	Foundation Walls	X			
6.5	Concrete Slabs	X			
6.6	Non bearing or structural walls	X			

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Information

Concrete Cracks: Foundation and slab crack repair information

Here are a few good articles about **foundation cracks**.

https://inspectapedia.com/structure/Foundation_Crack_Dictionary.php

<https://www.hunker.com/13715071/foundation-cracks-should-you-worry>

<https://www.earthcontactproducts.com/foundation-cracks/>

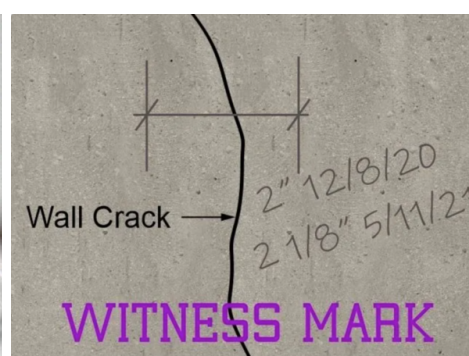
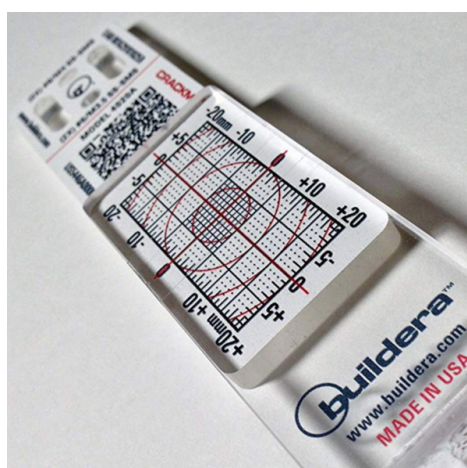
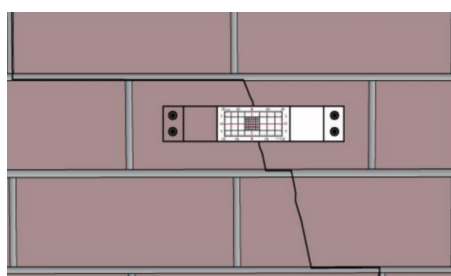
<https://www.uswaterproofing.com/learning-center/foundation-crack-repair-methods-and-what-to-consider>

This is a very good high-end DIY method: <https://www.appliedtechnologies.com/product/concrete-crack-repair/60-contractor-polyurethane-foundation-crack-repair-kit/?fbclid=IwAR1wopndoZG4zKvjfaUCua4uUa5P1IbJfZcp5f28fUKJHZuk9PrWzEwJOLE>

If the crack is more than just the normal shrinkage crack, this item could be good for you: Foundation crack monitor - <https://tinyurl.com/y3k3my5v>

Slab Settling

Good info on Slab Jacking for settled slabs: <https://robbinsfoundationsystems.com/projects/slab-jacking-interior-before-and-after/>



Concrete Cracks: Types of cracks and what they mean

Vertical Cracks

A vertical foundation crack could be due to serious settlement if it is significantly large or shows signs of ongoing movement. If the cause is shrinkage, it is of less concern than if the cracks are a result of settlement. Vertical cracks are not caused by frost.

Diagonal Cracks

Diagonal cracks that grow in width, especially ones that are wider at the bottom than at the top, indicate settlement. Diagonal cracks over windows indicate a weak header. Diagonal cracks in a poured concrete foundation that are fairly uniform in width or are hairline-type are caused by shrinkage and, though they may allow water entry, do not constitute a structural defect.

V's Heave and Pyramids Fall

Two cracks that form a V shape indicate heaving, especially if accompanied by crushed mortar joints. Two cracks that form an upside-down V or pyramid shape indicate settlement or drooping in the middle.

Horizontal Cracks Below Grade

Horizontal cracks are not caused by settlement, yet they can still be a cause for concern. Horizontal cracking is caused by pressure on the outside of the foundation wall below grade. Most often, the cause is improper back-filling, but expansive soil and frost are also possible causes.

Horizontal cracks are often accompanied by lateral displacement, meaning that one side of the crack is pushed in (or out) further than the other side. In time, and depending on conditions, the wall may begin to bow in and even collapse.

Active Crack Indications:

- The crack has been patched and has opened up again.
- The edges of the crack in brick are sharp, and not rounded with time.
- There is no dust or debris inside the crack.
- The wall is painted, but there is no paint inside the crack.

Concrete Slabs: Garage slab designed off level

All slabs around home were designed off level for ease to run wood with a wheelbarrow to different areas. This is for your info.



Recommendations

6.1.1 Concrete Cracks



FOUNDATION CRACKS - VERTICAL (LESS THAN 1/4 INCH)

This Crack in the concrete foundation walls (1/4 inch or less) appeared to be a settlement crack due to water pressures of the grading problem mentioned in other narratives on this report. There has been water seeping into the home as seen in the images through the crack. This is the only foundation crack I found on the main home (most of the walls are covered up). I am concerned that if this continues, this crack will widen and cause major issues. The diagonal nature of the crack can be concerning if water is allowed to continue to move into this area. I did not see any byproduct of settling anywhere else above this area of the home. The main home does not appear to be settling in any location I found. **Recommend** the focus be on the grading issues and this crack will probably not create anymore problems.

Recommendation

Recommend monitoring.



6.1.2 Concrete Cracks



SLAB CRACKS - SHRINKAGE OR SETTLEMENT (LESS THAN 1/4 INCH)

Common concrete cracks (1/4 inch or less) were visible in the floor slab. (Cracks exceeding 1/4 inch should be filled with an appropriate sealant to avoid continued damage to the concrete floor surface from freezing moisture.) This type of cracking can have several causes. Concrete shrinkage, which is a normal part of the concrete curing process and not a structural concern post-construction. Also settling due to incomplete compaction of the soil beneath the slab during construction. This is not an unusual condition and typically would not continue. The heaving of the soil is due to the presence of expansive soils. Determining the cause of cracking lies beyond the scope of the General Home Inspection.

Recommendation

Recommend monitoring.



6.1.3 Concrete Cracks



Moderate Concern

SLAB CRACKS - SHRINKAGE OR SETTLEMENT (MORE THAN 1/4 INCH)

There were concrete cracks exceeding 1/4 inch in this slab.
Recommend cracks be filled with an appropriate sealant to avoid continued damage.

Determining the cause of cracking lies beyond the scope of the General Home Inspection. **Recommend** this condition evaluated by a qualified foundation repair contractor to determine the cause of cracking and the likelihood of continued damage and to discuss options and costs for stabilization.

This is a very good high-end DIY method:

<https://www.appliedtechnologies.com/product/concrete-crack-repair/60-contractor-polyurethane-foundation-crack-repair-kit/?fbclid=IwAR1wopndoZG4zKvjfaUCua4uUa5P1IbJfZcp5f28fUKJHZuk9PrWzEwJOLE>

Recommendation

Contact a foundation contractor.



6.5.1 Concrete Slabs



Moderate Concern

SLAB - SIGNS OF SETTLING

Cracks and lower areas of the concrete floor slab were consistent with the settling of soil beneath the concrete floor slab. Settling can be caused by soil settling due to poor compaction at the time of original construction or due to changes in soil volume related to soil moisture content. The grade of the property moves water to this area after every rain with a volume. This is the main reason for any settlement in this area.

Because of the design of the off level slab in the garage, it was hard to tell if the slab was truly setting. The wall appeared to be out of plumb which is a sign of settling and there was a crack corresponding to this. At this time I am not concerned with any structural failure here. Keeping moisture away from this area will stop the setting.

Recommend fixing the grading problem and keeping water away from these areas.

Recommendation

Contact a qualified grading contractor.



7: GROUNDS

		IN	NI	NP	R
7.1	Grading	X			
7.2	Vegetation	X			
7.3	Walkways	X			
7.4	Driveways	X			
7.5	Retaining walls	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

Grading : ***Important information about grading***

Most homes have a grading issue. Water from rain running down the yard and off of the roof often heads to the foundation of the home instead of away from it.

Excessive moisture around the foundations can lead to structural issues. It can find its way into the crawlspace and cause multiple major issues there. I found this problem in one crawlspace that was very wet and humid. The Anobiid Beetle likes these kinds of environments. This one home had \$10,000 worth of damage because of this beetle, and all because of a grading issue. Really not all that hard to fix most of the time but you got to know that it can happen. There are so many other problems like foundation issues that can reverberate right up to the roof (the home is a system).

There are a lot of ways rain can move towards the home and run down the foundation:

1. Rainwater coming from roof.
2. Gutter downspouts that are right up against the foundation.
3. No gutters.
4. Neutral or negative grading of property moving water runoff towards foundations.
5. Planters or plants up against foundation that area watered.
6. Sprinklers hitting walls and foundations of the home.

And more!

Chances are, you have these problems. It is important to fix the grading as soon as you can. The slope from the home should drop 6 inches for every 10 feet.

Gutters are often one of my biggest suggestions if they are not already there. Roof rain water is often causing the biggest foundation settling, slab cracking, moist crawlspace and seeping basement moisture.

A French Drain may do the trick! Here are a few links: <https://www.hgtv.com/outdoors/outdoor-remodel/how-to-install-french-drains>

<https://kglandscape.com/french-drain-how-to-build-it-right-way/>

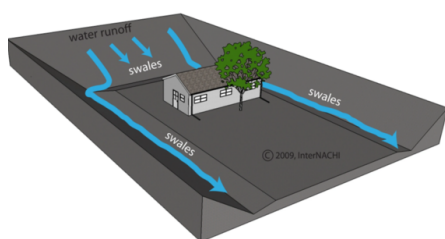
<https://www.bowerpowerblog.com/easy-diy-french-drain/>

Also a A Drainage Swale could help you. Look it up!

Very good article on grading;

<https://www.cesinspect.com/grading-and-drainage-problems/>

later Swales



Recommendations

7.1.1 Grading

GRADING - IMPROPERLY SLOPED TOWARDS BASEMENT



Major Concern

The exterior grading is improperly sloped towards the basement and garage of the home in many areas. This can allow drainage of water towards the basement of the home and increases the potential for moisture damage in the basement and could also compromise the soils ability to support the home's foundation load and potential allow structural movement.

This has caused some eroding of the dirt at the Southwest side of the home.

Many of the problems of setting at the garage are caused by the grading problem.

Recommend improvements to provide proper drainage away from the home's basement .

Recommendation

Contact a qualified grading contractor.



7.1.2 Grading

GUTTERS - HIGHLY RECOMMENDED



Moderate Concern



There are many reasons gutters will help significantly:

1. Rainwater coming off a roof can move into the crawlspace creating many deficiencies including wood rot, insect problems, foundation settling and more. A lot more! Years of rainwater in the crawlspace can create thousands of dollars of damage.
2. Rainwater can seep or even pool into basements causing countless issues that can be very costly.
3. Rainwater can run down the home exterior envelope (fascia, soffits, siding, porches, and more) and create moisture damage just about anywhere and everywhere.
4. This water can undermine concrete slabs, wash away grading, damage exterior electrical.
5. This list goes on and on!

I highly **recommend** gutters on the East and Southside.

Recommendation

Contact a qualified gutter contractor

7.1.3 Grading

ERODED GRADING



Major Concern

The grading at this corner of the home has eroded. **Recommend** adding new and compacted soil here. I put this in the red zone because it can be costly to do this.

Recommendation

Contact a qualified grading contractor.



7.5.1 Retaining walls

RETAINING WALL - LEANING



Moderate Concern

I am revising this narrative after further evaluating the wall.

Original "The retaining wall was leaning and in the process of collapsing. This is a grading issue where water is moving this wall outwards."

After looking at the wall again I could not find supporting evidence for movement and settlement. I had never seen a wall built like this. After further evaluation I believe it is possible this wall was built out of plumb going about 1/2 the way through and then straightening up towards the home. If this was built out of plumb then it does not appear to be of any significant problem at the time of inspection. I looked at all the connections with the garage walls and found no real problem with this wall. It appears the garage wood wall was built to connect to a out of plumb concrete wall.

Recommend asking the seller about this wall to get a better understanding. It is still possible this is settlement and if you can not get any info from the seller than you should treat it as if the lean is a settlement problem and monitor it in the future for new movement.

Recommendation

Contact a foundation contractor.



8: ROOFING

		IN	NI	NP	R
8.1	General	X			
8.2	Roof Coverings	X			
8.3	Gutters	X			
8.4	Flashings	X			
8.5	Plumbing, Air and Combustion Vent(s)	X			
8.6	Chimney(s)	X			
8.7	Spark Arrestor	X			
8.8	Skylights	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

General: Roof Inspection Method

Viewed from the ground

General: Roof Material

Metal

General: Images to show general condition of roof



Chimney(s): Description of Chimney

Masonry, Terra-cotta flue



Limitations

General

ROOF: SNOW (CANNOT BE TRAVERSED BY WALKING)

The roof was covered with snow at the time of inspection. The condition of the roof covering, chimney, plumbing vent stacks, flue vents, etc. are limited to visual portions only (what is not covered in snow and can be seen from the ground and binoculars). Any areas not visible are excluded from this inspection, and any comments made in relation to the roof and its components relate to visible areas only. Refer to the Sellers Disclosure Statement regarding the condition of the roof and to have the roof inspected by a licensed home inspector or qualified roofing contractor as soon as the conditions allow.

This inspector will not climb a ladder in winter to brush off snow in one small area. There is no way to truly inspect a roof unless the whole roof is visible and without snow. Roof coverings age differently depending on the direction it faces to the sun, wind, weather, physical impact and more. A South-facing side may age and degrade twice as fast as North-facing because of the sun's rays. The North-facing side may gather moss and ice dams degrading the roofing quicker than the South.

General

LIMITATION OF ROOF INSPECTION

Although every effort is made to fully inspect the roof, leakage can go undetected because of certain conditions such as heavy rainfall, high winds and non visible defects in the installation or construction of the roof covering after the time of inspection. Recommend continued monitoring.

9: PLUMB, LEVEL, SQUARE AND STRAIGHT (PLSS)

		IN	NI	NP	R
9.1	General	X			
9.2	Exterior	X			
9.3	Interior	X			
9.4	Crawlspace	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

10: INTERIOR -----

		IN	NI	NP	R
10.1	General	X			
10.2	Smoke / CO Detectors	X			
10.3	Electric Outlets	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Flooring	X			
10.7	Windows	X			
10.8	Doors	X			
10.9	Stairs and Handrails	X			
10.10	Countertops & Cabinets	X			
10.11	Lavatories / Sinks	X			
10.12	Toilets	X			
10.13	Bathtubs	X			
10.14	Showers	X			
10.15	Bathroom Exhaust Fan & Vent	X			
10.16	Light Fixtures	X			
10.17	Electric Switches	X			
10.18	Ceiling Fans	X			

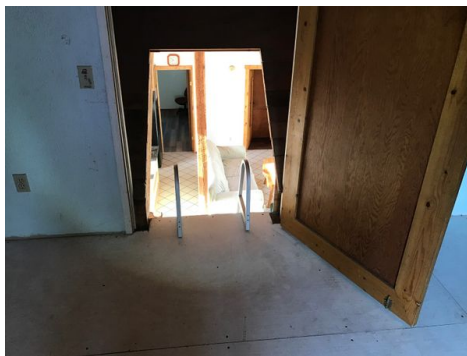
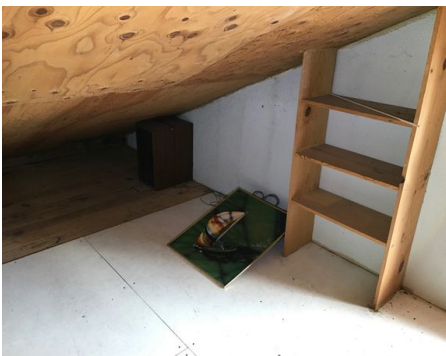
IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

General: Extra photos of interior



General: Second-floor images



Smoke / CO Detectors: Test all smoke and CO detectors

The smoke and CO detectors should be tested upon moving into the home. Home inspectors do not test smoke or CO detectors.



Smoke / CO Detectors: More info on CO detectors importance and placement

Here is a good article about placement.

<https://www.sterlinghomeinspections.com/sterling-home-inspection-blog/2013/12/11/carbon-monoxide-detector-placement-dos-and-donts/>

Electric Outlets: Ground Fault Circuit Interrupter (GFCI) protection - Locations

Bathroom 1

Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets may have been provided in some but not all outlets in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:

- Bathrooms
- Outside
- Garages
- Crawlspace (at or below grade)
- Unfinished basements
- Kitchens
- Laundry rooms
- Within 6 feet of all plumbing fixtures
- Boathouses

GFCI protection is available as GFCI circuit breakers or as GFCI outlets. Both devices are designed to trip to prevent electrical shock or electrocution.

Consider having GFCI protection installed as a safety precaution.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in the garage circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing a non-GFCI breaker currently protecting an electrical circuit with a GFCI-type breaker.

Limitations

Smoke / CO Detectors

SMOKE DETECTOR INSPECTION LIMITATIONS

A home/commercial inspector does not test smoke detectors.

We also do not count how many are in the home.

We do not locate or suggest where these should be placed.

We do not know if there is a battery or if that battery is dead within the detector.

I disclaim all smoke and CO detectors and their functions.

Electric Outlets

OUTLETS - LIMITATIONS

A home often has many outlets blocked from inspection or hidden. The Washington State SOP says I only need to test a representative number of outlets. Yet, I do try to test what I see and have easy access to. I will not unplug owners' plugs that are often occupying many if not most of the outlets of the home. It can often be very important that some of these plugs stay in the outlet like computer equipment and more. Once I find a repetitive deficiency like 'No outlet cover', I stop photographing and listing every single one. This helps with keeping the report streamlined. This limitation covers all outlets in the home and all deficiencies with them. At one point (when multiples of the same deficiency happen) it is better to defer to a professional electrician to find all the deficiencies in all the outlets. After 3 or 4 of the same deficiency, I will not photograph or locate the rest.

Recommendations

10.2.1 Smoke / CO Detectors



Moderate Concern

ADD CO DETECTORS

Due to the MLS requirements in 2013 we **recommend** adding carbon monoxide alarms for increased safety. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.

Recommendation

Contact a qualified professional.

10.2.2 Smoke / CO Detectors



Minor Concern

SMOKE DETECTORS - ADD MORE

Recommend installing more smoke detectors to bring the home up to modern safety standards.

Current standards dictate that smoke detectors should be installed on every level, in each sleeping room, and outside each sleeping area in the immediate vicinity of the bedrooms. In addition, all alarms should be interconnected so that when one detector activates the rest do as well. These detectors should be electrically powered with a battery back up.

Recommendation

Recommended DIY Project

10.3.1 Electric Outlets



Minor Concern

GFCI - UPGRADE RECOMMENDED

Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets may have been provided in some but not all outlets in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, **consider** upgrading the electrical system to include GFCI protection at the following locations:

- Bathrooms
- Outside
- Garages
- Crawlspace (at or below grade)
- Unfinished basements
- Kitchens
- Laundry rooms
- Within 6 feet of all plumbing fixtures
- Boathouses

GFCI protection is available as GFCI circuit breakers or as GFCI outlets. Both devices are designed to trip to prevent electrical shock or electrocution.

Consider having GFCI protection installed as a safety precaution.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in the garage circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing a non-GFCI breaker currently protecting an electrical circuit with a GFCI-type breaker.

I may not find, photograph or list all locations that do not have GFCI's. Once I list a few here, then I defer to an electrician to find, add or fix all locations you need fixing.

Recommendation

Contact a qualified electrical contractor.

10.4.1 Walls

WALLS - THERMAL TRACKING (GHOSTING)

 Moderate Concern

Thermal tracking is the dark line stains on walls that follow the wood framing underneath. The colder air of the attic moves through the framing wood forming a thin layer of condensation on the interior because the surface temperature has reached the dew point, which attracts smoke particles that remain on the wall and ceiling surfaces. The smoke source is from wood-burning stoves and the process happens gradually for years; most likely the opening and closing of the stove door to add wood lets out a small amount of smoke each time. Often, as in this case, the attic insulation is not covering the ceiling joists.

Recommend adding more insulation to cover joists and repainting interior surfaces.

Recommendation

Contact a qualified professional.



10.4.2 Walls

 Moderate Concern**WALLS - MOISTURE STAINS - SINGLE SOURCE HEAT**

There was moisture stains on the walls in some locations. The source is from a single source heating wood stove. There is very little ventilation to get rid of the humidity the heat source creates. This humidity condenses on the windows, walls and ceilings and drips down. If left for years, this moisture can cause problems with the wood. **Recommend** repair by a qualified professional HVAC tech to help with ventilation of this home.

Recommendation

Contact a qualified HVAC professional.



10.6.1 Flooring

 Moderate Concern**TILE FLOORING - CRACKED**

There was one or more cracked floor tiles. **Recommend** that you consult with a qualified flooring contractor to discuss options and costs for repair as desired.

I stopped photographing after a few spots found. There were more areas

Recommendation

Contact a qualified flooring contractor



10.9.1 Stairs and Handrails

 Moderate Concern**GUARDRAILS - LOOSE**

The guardrail assemblies were loose. **Recommend** guardrail be made secure by a qualified contractor.

Recommendation

Contact a qualified professional.



10.9.2 Stairs and Handrails

UNCONVENTIONAL START OF THE STAIRS



Moderate Concern

The stairs start in an unconventional way and tripped me up a little. This V shape is not safe and a trip hazard. **Recommend** repair.

Recommendation

Contact a qualified carpenter.



11: ENVIRONMENTAL

		IN	NI	NP	R
11.1	Mold	X			
11.2	Asbestos	X			
11.3	Humidity	X			
11.4	Smoke Damage	X			
11.5	Odor	X			
11.6	Lead	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

12: APPLIANCES

		IN	NI	NP	R
12.1	General Appliance Statement	X			
12.2	Range/Oven/Cooktop	X			
12.3	Range Hood Exhaust Fan & Vent	X			
12.4	Refrigerator	X			
12.5	Dishwasher	X			
12.6	Washer and dryer	X			
12.7	Dryer Vent and Cover	X			
12.8	Microwave	X			
12.9	Garbage disposal	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

Range/Oven/Cooktop: Cooktop

Energy Source

Electric

Range/Oven/Cooktop: Oven

Energy Source

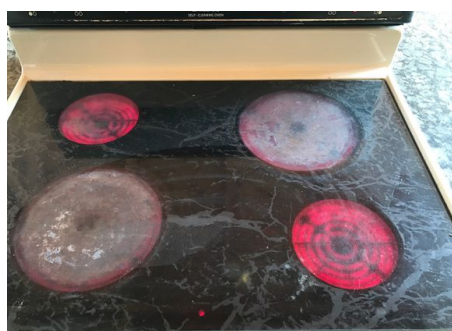
Electric

Range Hood Exhaust Fan & Vent:

Range Hood Exhaust Fan & Vent

No exhaust fan or vent

Range/Oven/Cooktop: Range/Oven/Cooktop - tested and works



Dryer Vent and Cover: Dryer duct cleaning

For fire prevention reasons, It is always recommended for new homeowners to clean out the dryer ducts to ensure no lint build-up or blockage exists.

This photo is what can happen if left for a long time. According to the National Fire Protection Association, nearly 17,000 home clothes dryer fires are reported each year. These clothes dryer fires cause around 51 deaths, 380 injuries, and \$236 million in property loss.

Limitations

General Appliance Statement

APPLIANCE LIMITATION

Testing and inspecting appliances are not covered in the Washington State Standards of Practice for home inspectors. Often inspectors inspect appliances as an extra service to be helpful to the client. Many appliances have to be run through cycles and there is not enough time for an inspector to fully test. The limitation of time does not allow an inspector to fully diagnose all the appliances. This inspector disclames all appliances at the time of inspection. If they were partially inspected, the photos and wording will be on the report. This inspector is not responsible for any appliance that is not working correctly, before, during or after inspection.

This inspector will inspect all readily visible connections (water, exhaust and electric) for all appliances. Many connections are not visible and behind the appliances. This inspector does not move appliances.

Will often test:

Range top

Oven. If there is nothing stored inside.

Refrigerator. Only if cooler and freezer looks to be working.

Will not test:

Washer and dryer

Dishwasher

Oven, if there is owner stuff inside

Refrigerator, water and ice makers.

Microwave

Garbage Disposal

Jet tubs

Trash compactors

Refrigerator

REFRIGERATOR - UNPLUGGED



Microwave

NOT TESTED

This inspector does not test microwaves.

Recommendations

12.3.1 Range Hood Exhaust Fan & Vent

NO KITCHEN EXHAUST FAN INSTALLED

No range hood or exhaust system was installed. **Recommend** that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range.

Recommendation

Contact a qualified professional.



Moderate Concern



13: ELECTRIC SERVICE

		IN	NI	NP	R
13.1	General observations	X			
13.2	Service Wires	X			
13.3	Branch Wiring	X			
13.4	Conduit	X			
13.5	Meter & Grounding	X			
13.6	Electric Panel 1 (info)	X			
13.7	Electric Panel (narratives)	X			
13.8	Electric Panel 2 (info)	X			
13.9	Electric Panel 3 (info)	X			
13.10	Electric Panel 4 (info)	X			
13.11	Electric Panel (info) keep don't use	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

Service Wires: Service Type

Overhead



Electric Panel (info) keep don't use: Main Shut Off

200 Amps

Meter & Grounding: Service Amps and Voltage

200 Amps

Electric Panel (info) keep don't use: Panel Rating - amps

200

Electric Panel (info) keep don't use: Protection

Breakers

Electric Panel 1 (info) : Images and info of panel

Manufacturer - General Electric

Panel Rating Amps - 200

Wire Phase - Single-Phase System

Service Conductor - Multi-strain Aluminum



Electric Panel 2 (info) : Images and info of panel

Manufacturer -

Panel Rating Amps -

Wire Phase - Single-Phase System

Service Conductor - Multi-strain Aluminum or Multi-strain Copper

Electric Panel 3 (info) : Images and info of panel

Manufacturer -

Panel Rating Amps -

Wire Phase - Single-Phase System

Service Conductor - Multi-strain Aluminum or Multi-strain Copper

Electric Panel 4 (info) : Images and info of panel

Manufacturer -

Panel Rating Amps -

Wire Phase - Single-Phase System

Service Conductor - Multi-strain Aluminum or Multi-strain Copper

Recommendations

13.7.1 Electric Panel (narratives)

PANEL - OPEN KNOCKOUT



Moderate Concern

The panel had an open knockout. Someone could accidentally put their fingers in this hole and get shocked. **Recommend** Repair.

Recommendation

Contact a qualified electrical contractor.



13.7.2 Electric Panel (narratives)



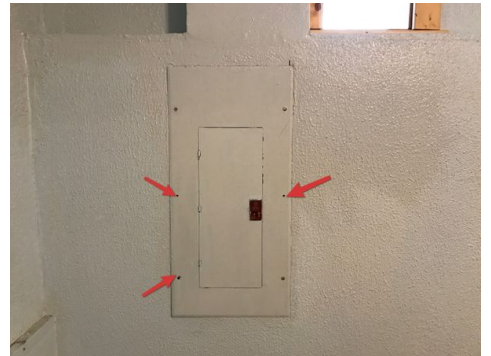
Moderate Concern

SCREWS - MISSING

Screws at the panel were missing. **Recommend** replacement.

Recommendation

Contact a qualified electrical contractor.



14: HEATING

		IN	NI	NP	R
14.1	General	X			
14.2	Forced Air Heating 1 (info)	X			
14.3	Forced Air Heating 3 (info)	X			
14.4	Forced Air Heating 2 (info)	X			
14.5	Forced Air Heating (narratives)	X			
14.6	Hydronic and Radiant Heating System	X			
14.7	Thermostat Type and Location	X			
14.8	Fireplaces, Stoves & Inserts	X			
14.9	Baseboard & wall heaters	X			
14.10	Single Room Heat Pumps (Mini Split)	X			
14.11	Ducts and Registers - Distribution	X			
14.12	Interior Chimney & Vent Systems	X			
14.13	Filters	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

Fireplaces, Stoves & Inserts: Type

Wood Burning Stove

Both stoves (one detached) appear in working order with no physical defects. The main stove does allow for some smoke to enter the home. This may just be when opening the door and shutting it to add wood. Overall this appears to be a little inefficient with uneven heat throughout the home. Yet this is a choice of heating and not necessarily a deficiency.



Limitations

Forced Air Heating (narratives)

RECOMMEND ALL FURNACES AND AC UNITS SHOULD BE FULLY CLEANED AND INSPECTED BY AN HVAC PROFESSIONAL

Awesome Day Home Inspections is not a licensed HVAC or furnace professional. **Recommend** all furnaces and AC units should be fully cleaned and inspected by an HVAC professional. Awesome Day Home Inspections is not responsible for any HVAC failures.

Hydronic and Radiant Heating System

RECOMMEND ALL FURNACES AND AC UNITS SHOULD BE FULLY CLEANED AND INSPECTED BY AN HVAC PROFESSIONAL

Awesome Day Home Inspections is not a licensed HVAC or furnace professional. **Recommend** all furnaces and AC units should be fully cleaned and inspected by an HVAC professional. Awesome Day Home Inspections is not responsible for any HVAC failures.

Fireplaces, Stoves & Inserts

FIREPLACES - NOT OPERATED

Because of the difficulty (every stove lights differently and often requires manuals to understand the procedure) and the liability of starting fires in solid fuel stoves, under the WA SOP, an inspector is not required to ignite fires in a fireplace or stove. All fireplaces are disclaimed from the inspection.

In order to determine the safety and functionality of the fireplaces, **recommend** full evaluation by a qualified HVAC professional.

Baseboard & wall heaters

ELECTRIC BASEBOARD HEATERS TURNED OFF AT ELECTRICAL PANEL

Electric baseboard heaters turned off at electrical panel. I could not assess why at the time of inspection. There could be a problem that the seller knows about. Home inspectors do not generally throw breakers because more damage could occur if there was a problem. **Recommend** asking seller why these units were turned off.



Recommendations

14.8.1 Fireplaces, Stoves & Inserts

**Moderate Concern****FIREPLACE - FIREWALL CRACKED**

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. **Recommend** a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified fireplace contractor.



15: PLUMBING

		IN	NI	NP	R
15.1	Leaks	X			
15.2	Corrosion	X			
15.3	Main Water Shut Off	X			
15.4	Supply Branch Piping	X			
15.5	Gas Supply and Distribution	X			
15.6	Water Qality	X			
15.7	Drainage, Wastewater & Vent Piping	X			
15.8	Water Flow and Pressure	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

Supply Branch Piping: Supply Branch Piping Material

Readily visible water supply pipes are:, Thermoplastic - CPVC (Chlorinated Polyvinyl Chloride) - yellowish white in color



Main Water Shut Off: Main water shutoff could not be found

The main water shutoff could not be found. Recommend asking the seller where the location for this shutoff is.

Limitations

Main Water Shut Off

THE WATER WAS NOT ON FOR THE INSPECTION

The water was not on for the initial inspection. I could not determine why the water was turned off during the inspection process.

Could not inspect the condition of faucets, fixtures, plumbing, pressure, heat, or volume. There is an additional charge for a separate trip to return and inspect the plumbing.

Recommend buyer, agent or anyone else to NOT turn on water until the reasons the water was off are clarified by the seller. Recommend if a plumber was hired and the plumber turned off the water, that plumber turn it back on when finished.

16: WATER HEATER

		IN	NI	NP	R
16.1	Water Heater	X			
16.2	Seismic straps	X			
16.3	TPR valve - Pressure Relief	X			
16.4	Exhaust Flue	X			
16.5	Hot Water Temperature	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

Water Heater : Location

Basement



Water Heater : Hot Water Heater

Type

Tank Electric

Water Heater : Water Heater

Capacity

50 Gallons

Water Heater : Image of information plate



TPR valve - Pressure Relief : Great reading and understanding of TPR valves. "Important"

https://inspectapedia.com/plumbing/Relief_Valve_Discharge_Tube.php

Limitations

Water Heater

WATER HEATER - OFF

Water heater was off and could not be tested. The inspector recommends that this water heater be inspected by a qualified plumbing contractor after unit has been restarted.

Recommendations

16.1.1 Water Heater



WATER HEATER - ADD SEISMIC STRAPS

Missing industry-standard seismic straps on top third and bottom third of water tank. **Recommend** correction by a qualified professional.

Washington State 507.2 Seismic Provisions. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strappings shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a distance of not less than four (4) inches (102 mm) shall be maintained from the controls to the strapping.

Good info on how to accomplish this task:

<https://www.doh.wa.gov/Emergencies/BePreparedBeSafe/GetReady/WaterHeatersHowtosecurethem>

Recommendation

Contact a qualified professional.

17: BASEMENT

		IN	NI	NP	R
17.1	Basement Images	X			
17.2	Other basement deficiencies	X			
17.3	Seepage, floods and moisture	X			
17.4	Joists and Framing	X			
17.5	Piers, Footings, Posts	X			
17.6	Sub Floors	X			
17.7	Egress	X			
17.8	Sump Pump	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendation

Information

Basement Images : Basement images



Limitations

Sub Floors

WHOLE SUB FLOOR SYSTEM NOT INSPECTED

The floor system under the crawlspace was not accessible due to insulation completely blocking inspection. I pulled back a representative number of areas to spot check framing members for damage or mold. I looked for stains underneath the insulation. Pulling off all insulation to inspect goes beyond normal home inspections.

Recommendations

17.7.1 Egress

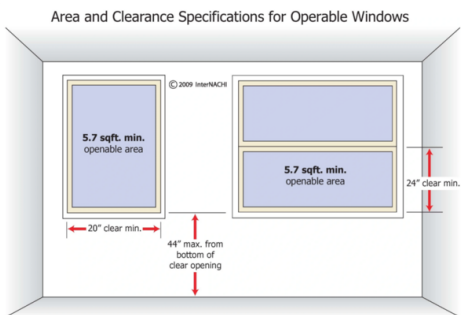
Moderate Concern

WINDOWS - TO SMALL FOR EMERGENCY EGRESS - BEDROOM

This bedroom had a window that was too small and difficult to get to for emergency egress in the event that a fire or other event prevented use of normal means of escape during an emergency. **Recommend** that a secondary means of escape be provided for all bedrooms. All such secondary means of egress should comply with the requirements of modern safety standards applicable to the area in which this home is located.

Recommendation

Contact a qualified window repair/installation contractor.



18: GARAGE

		IN	NI	NP	R
18.1	General	X			
18.2	Garage Door	X			
18.3	Garage Door Opener	X			
18.4	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

General: Images of garage



Limitations

Garage Door Opener
GARAGE DOOR SAFETY: RESISTANCE NOT TESTED (AUTO-REVERSE)

The Resistance test of the garage door(s) was not conducted due to the possibility of damaging the owner's door, should the resistance feature (auto-reverse) not function properly. If there are photoelectric eyes (motion detection devices) present, that test is done. I recommend testing this resistance feature once taken ownership of the home. The test instructions are easy to find with an internet search.

Some industry standards recommend the testing of a garage overhead door operators by placing a 2x4 on the floor and running the door down onto it. According to those standards, if the operators stop and reverse it is deemed to be operating satisfactorily. The test will not tell you how much force is required to reverse the operator.

I independently recommend holding onto the door (while it is closing) with "reasonable" resistance to see if the operator will reverse-keeping in mind the idea of a small child being caught under the door. Since there is no standard for this approach, we do not attempt it in our inspections. Rather, we check for door and operator mountings, the open/close function and the photoelectric sensor's ability to reverse the operator. Older operators do not have photo sensors present. If small children will be present, having a new operator installed may be a prudent consideration.

Here is a link to a PDF that shows how it is done:

[https://www.dasma.com/PDF/Publications/Brochures/maintenance.pdf?](https://www.dasma.com/PDF/Publications/Brochures/maintenance.pdf?fbclid=IwAR2OG_vkg9IXIVStchC9xuhYtb5-4E07GMOOnNpMKE2nncVF7RnY-_LUhrg)

[fbclid=IwAR2OG_vkg9IXIVStchC9xuhYtb5-4E07GMOOnNpMKE2nncVF7RnY-_LUhrg](https://www.dasma.com/PDF/Publications/Brochures/maintenance.pdf?fbclid=IwAR2OG_vkg9IXIVStchC9xuhYtb5-4E07GMOOnNpMKE2nncVF7RnY-_LUhrg)

Recommendations

18.2.1 Garage Door

GARAGE DOOR - MANUAL - DIFFICULT TO OPERATE

GARAGE

The manual garage doors are hard to move up and down. This may be an adjustment or lubrication issue. **Recommend** a qualified garage door contractor evaluate and repair.

Recommendation

Contact a qualified garage door contractor.



18.2.2 Garage Door

GAP IN DOOR BECAUSE OF SLAB DESIGN

There was a large gap in the garage door because of this slab design. **Recommend** repair if desired.

Recommendation

Contact a qualified professional.



19: INSECTS AND ANIMALS

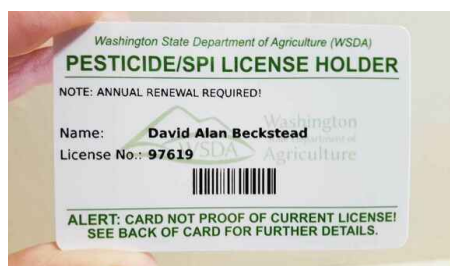
		IN	NI	NP	R
19.1	General	X			
19.2	Brown & White Rot Fungi (Wood Rot)	X			
19.3	Anobiid & Lyctid Beetles	X			
19.4	Ants	X			
19.5	Dogs & Cats	X			
19.6	Birds & Bats	X			
19.7	Wasps & Carpenter Bees	X			
19.8	Mice, Rats, Squirrels & Chipmunks	X			
19.9	Termites	X			
19.10	Buprestid, Cerambycidae, Bostrichid, Platypodidae and Scolytidae Beetles	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

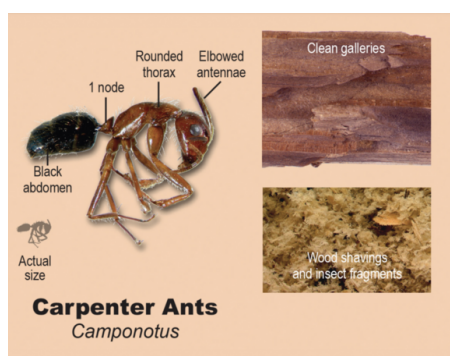
General: Structural Pest Inspector

I am a licensed Structural Pest Inspector # 97619 for the State of Washington. This qualifies me to identify wood destroying organisms such as termites, ants, beetles and more in my inspection report.



Ants: Carpenter Ants

Carpenter Ants do not eat wood. They excavate tunnels and remove wood to expand nests. These ants mostly live in "parent" colonies off the home site in downed trees or stumps. The damage done to home is often the "satellite" colonies from of the parent. Often I find old damage from these ants. The moisture content of the wood does not have to be as high as other WDO's but I find some excess moisture in the wood really draws them in. I will find, report and recommend two directions to go with Carpenter ants: the damage is old and I recommend monitoring the area and replacing any wood that is damaged enough to need fixing. Or recommend a licensed pest management professional to remove fresh ant colonies I find and a qualified contractor to fix the damaged wood. On top of that, I recommend fixing the moisture problem if there is one.



Wasps & Carpenter Bees: Paper wasps and Yellow Jackets - good info

Paper wasps you will encounter around the home more than any other in Eastern Washington. They create a single layer of six sided cells where they lay the eggs. They are not as aggressive as Yellow Jackets yet still can have a painful sting. I have been stung most often when I disturb a nest where I did not know it exists. When I see the nest under the eave of a home I stay away from the flight path they use going in and out of the nest. I can often get really close to a larger nest if I know the flight path and stay out of that zone. I personally spray them out when I see them around my home. It is easy to do it on your own.

Yellow Jackets will build a protected home and it will be oval or round. They often rather use a tree branch so I don't see them around the home as often. I do see them fly into the attic or crawlspace area and make the home inside. This is almost impossible to get rid of. When this happens I often leave them alone and let them die off naturally in the winter. They do not inhabit the same nest each year and I block the entrance way with screens. If you try to block these openings in the summer you will get stung and once blocked, they will eat a hole some other location to get out and then use that entrance way. They are more aggressive. I find spraying these rounded homes almost impossible because the main nest is protected with an outer shell.

This is a summer problem. Most wasps die out in Fall and Winter.

If you do the spraying, I find it better to spray them at night when the temps are colder. They are not as active then. But active enough! So be careful!

If you are really worried about them you can pay a pro to eliminate.

Good article with images: <https://www.rescue.com/latest-buzz/outdoor-pests/how-to-tell-a-wasp-from-a-yellowjacket/#>

Recommendations

19.4.1 Ants

CARPENTER ANT WINGS

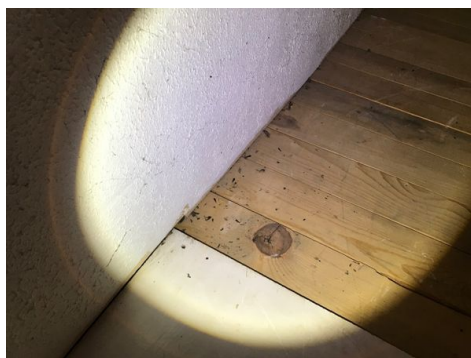
2ND FLOOR



There were carpenter ant wings throughout the 1st and 2nd story of this home. I could not find any damage done by these ants but there may be some damage in the walls. More often ants will fly in looking for wood with moisture and find none. They will shed their wings and look outside for a rotten log with moisture. It is winter and they are no longer any problem. They always vacate a cold home and burrow into the ground for winter. **Recommend** monitoring home in the spring and summer for new ants.

Recommendation

Recommend monitoring.



19.6.1 Birds & Bats

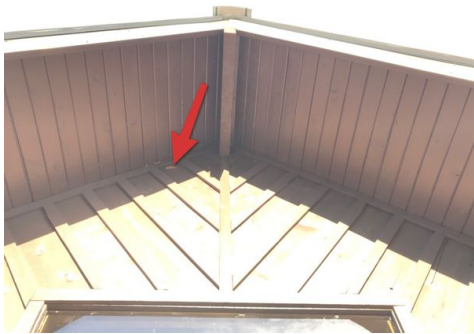
WOODPECKER - DAMAGE



There is woodpecker damage on the siding. **Recommend** a qualified professional to repair holes and any other damage.

Recommendation

Contact a qualified professional.



20: WELL EQUIPMENT

		IN	NI	NP	R
20.1	General	X			
20.2	Well Flow / Quantity Test	X			
20.3	Well casing	X			
20.4	Water softener	X			
20.5	Pump	X			
20.6	Pressure tank	X			
20.7	Filter tanks	X			
20.8	Electrical	X			
20.9	Water filters	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendation

Information

General: Images of Well Equipment



Recommendations

20.8.1 Electrical

CONDUIT DETACHED



Moderate Concern

The conduit is not properly secured. The electrical wiring can be damaged by moisture. The conduit should be repaired so that the wires are protected from damage.

Recommendation

Contact a qualified plumbing contractor.

