

PROPERTY INSPECTION REPORT

Inspector: Brian Abbott



BLOCKED FOR PRIVACY, XXXXXXX, WA XXXXX

Inspection prepared for: Friendly Homeowner

Date of Inspection: 3/24/2026 Time: 10:00 AM

Age of Home: 67 Yr / Built in 1959 Size: 1200 SqFt



CP HOME
SERVICE



Report Introduction

We appreciate the opportunity to conduct this inspection and help you improve your buying decision! All items noted in the inspection report reflect the condition of the home at the time of the inspection and not a warranty or guarantee of how long they will continue to work or of future damage. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection report should not be considered a guarantee or warranty of any kind. This report will focus on safety and function. The inspection is not a code inspection; any previous permits for the property will not be examined, nor does it qualify as a city occupancy inspection. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection report. Reading and reviewing the inspection report is recommended, as not all items are posted to the summary page.

We may have been unable to fully view the foundation walls, structural components, floors, slabs, crawl spaces, attics, etc., in all locations due to finish materials, storage items, and personal belongings. These items prevent the inspector from viewing, testing, or accessing every area or component. In brief, it prevents the inspector from viewing, accessing, and checking all items. Concealed defects are NOT within the scope of our inspections. There may be deferred maintenance or items needing further evaluation, services, or repairs. We recommend that you carefully check any items you notice in the house while at the inspection and final walk-through of the home before the closing.

Properties being inspected do not "Pass" or "Fail." We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. **Note that a condition found in one area may exist in other areas even if not explicitly mentioned in the report.**

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon. These are only our best estimates of the condition on the inspection day.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

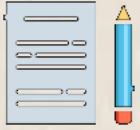


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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Potential Safety Hazards - Electrical

Exterior

Page 25 Item: 12	Exterior Receptacles	<ul style="list-style-type: none"> • GFCI receptacles are not installed on the exterior of the home. This is a safety concern; however, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety. • There is wiring on the exterior of the house not installed in conduit. This is a safety hazard. Recommend a licensed electrician repair.
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Garage/Carport

Page 29 Item: 7	Electrical Receptacles	<ul style="list-style-type: none"> • GFCI receptacles are not installed in the garage. This is a safety concern; however, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety. • Multi-tap electrical receptacle present in the garage. Multi-tap receptacles can cause an overloaded circuit and possible damage. Safety concern. Recommend a licensed electrician evaluate and repair.
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Kitchen

Page 34 Item: 8	Appliances	<ul style="list-style-type: none"> • GFCI receptacles are missing within six feet of water in the kitchen. This is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
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Laundry Room

Page 37 Item: 4	Heat Source Present	<ul style="list-style-type: none"> • Plastic dryer vent is being used at the Furnace, which is a safety concern since plastic dryer vent is flammable. Recommend replacing the vent.
Page 38 Item: 6	Electrical	<ul style="list-style-type: none"> • Multi-tap receptacle present in the laundry. Multi-tap receptacles can cause an overloaded circuit and possible damage, which is a safety concern. Recommend a licensed electrician repair. • GFCI receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

Bedroom 3

Page 54 Item: 3	Ceiling Fan/Electrical	<ul style="list-style-type: none"> • Reverse polarity exists at the receptacles in the bedroom, which is a safety concern. Recommend a licensed electrician repair.
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Electric - Main Panel

Page 73 Item: 5	Branch Wire	<ul style="list-style-type: none"> • Cloth covered wiring was noticed in the house. Cloth covered wiring is considered obsolete and may not adequately handle today's electrical needs. Recommend a licensed electrician evaluate and remove and repair as needed.
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Potential Safety Hazards - Other**Exterior**

Page 16 Item: 1	Chimney Chase	<ul style="list-style-type: none"> • A rain cap/spark arrestor is missing on the chimney. Recommend a licensed contractor install a rain cap/spark arrestor on the chimney.
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Garage/Carport

Page 28 Item: 4	Floor	<ul style="list-style-type: none"> • There was an ignition source within 18 inches of the floor which is a potential safety hazard. Recommend a licensed contractor repair.
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Kitchen

Page 34 Item: 8	Appliances	<ul style="list-style-type: none"> • There is no anti tip bracket installed at the oven, which is a safety concern. Recommend a professional contractor install an anti tip bracket. • The dishwasher drain line is not looped beneath the counter top, which is a potential safety concern. Recommend a qualified contractor repair.
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Smoke/Carbon Monoxide Detectors

Page 58 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> • One or more smoke & carbon monoxide detectors are present in the home. An active security/monitoring service is required for proper operation. Recommend additional smoke and carbon monoxide alarms for added safety. Install per manufacturer specifications recommended.
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Electric - Main Panel

Page 73 Item: 5	Branch Wire	<ul style="list-style-type: none"> • Cloth covered wiring may contain asbestos, a safety concern. Recommend a qualified contractor evaluation.
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Overview

1. Overview

Scope of Inspection: All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

Main Entrance Faces: For the purpose of this inspection, this house faces east.

State of Occupancy: Occupied

Weather Conditions: Raining

Recent Rain/Snow: Yes

Ground Cover: Wet

Temperature at the inspection start: 48



House Photos

1. House Photo's



The front of the house



The side of the house



The back of the house



The back of the house



The side of the house



Grounds

1. Service Walks

Materials

- Concrete

Condition

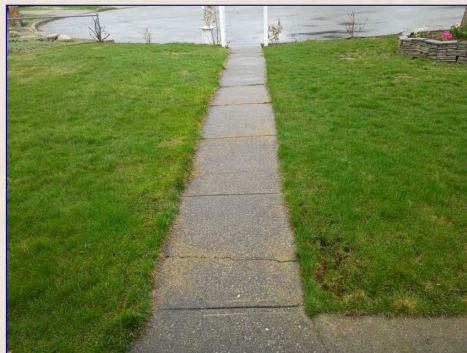
- Trip hazard
- Typical cracks
- Settling cracks

Comments

- The walkway had some expected cracking/chipping but is usable. Recommend a professional contractor seal the cracks to help prevent additional damage.
- There is spalling on the service walks. Spalling is a common surface imperfection. Recommend a professional contractor repair to help prevent additional damage as needed.
- The walkways had some settling but were usable. Recommend monitoring for tripping hazards or sloping towards the home. Consult a licensed contractor for repair or replacement as needed.
- **There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.**



The Service Walk View



The Service Walk View



The Service Walk View

Grounds (continued)



The Service Walk View



The Service Walk View

2. Driveway/Parking

Materials:

- Concrete

Condition:

- Settling cracks
- Typical cracks
- Fill cracks and seal

Observations:

- The driveway has areas of spalling. Spalling is a common surface imperfection. Recommend a professional contractor repair to help prevent additional damage.
- The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.
- The driveway material was dirt/gravel and will need routine grading maintenance. Recommend grading as required.
- **The driveway had cracked areas, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.**



The Driveway View



The Driveway View



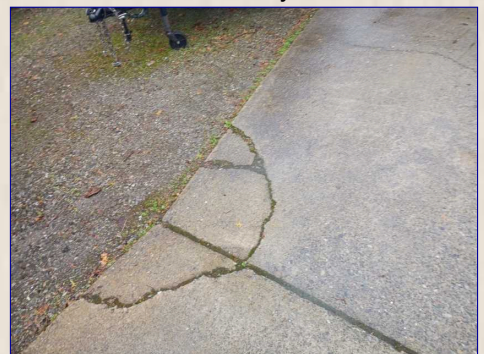
The Driveway View



The Driveway View



The Driveway View



The Driveway View

Grounds (continued)

3. Steps/Stoop

Materials:

- Concrete



The Steps/Stoop View

4. Patio

Materials:

- Concrete

Condition:

- Settling cracks
- Typical cracks

Observations:

- The patio has expected cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.
- The patio has areas of spalling. Monitor for damage and consult with a professional contractor to replace the slab as needed.
- The patio had some cracking and settlement but was in usable condition. Repair as needed.



The Patio View



The Patio View



The Patio View

5. Deck/Porch/Patio Covers

Condition:

- Posts/Supports need repair
- Moisture/Wood destroying organism damage

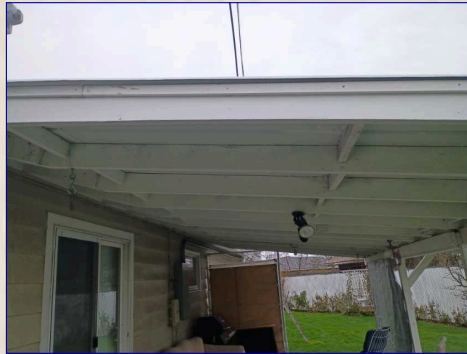
Observations:

- The Deck/Patio Cover Is improperly attached to the Main building Rafters, which is a safety concern. Recommend licensed contractor repair.

Grounds (continued)



The Deck/Porch/Patio Cover View



The Deck/Porch/Patio Cover View



The Deck/Porch/Patio Cover View



The Deck/Porch/Patio Cover View



The Deck/Porch/Patio Cover View



The Deck/Porch/Patio Cover View



The Deck/Porch/Patio Cover View



The Deck/Porch/Patio Cover View



The Deck/Porch/Patio Cover View

6. Fence/Wall

Materials:

- Wood
- Chain link

Observations:

- The fence is excluded from the home inspection. Any comments are made for courtesy purposes only.

Grounds (continued)



The Fence View



The Fence View



The Fence View



The Fence View



The Fence View



The Fence View

7. Landscape Affecting Foundation

- Negative grade: East
- Wood in contact with/improper clearance to soil

Observations:

- They were flower beds next to the house/foundation. Watering plants next to the foundation can put excessive amounts of water on the foundation wall. Recommend moving/removal of the flowerbeds.



Front Flowerbed View



Front Flowerbed View



Front Flowerbed View. Downspout does not direct water far enough away from the base of the house



They were flower beds next to the house/foundation. Watering plants next to the foundation can put excessive amounts of water on the foundation wall. Recommend moving/removal of the flowerbeds.



There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.

8. Hose Bibs

Hose Bibs:

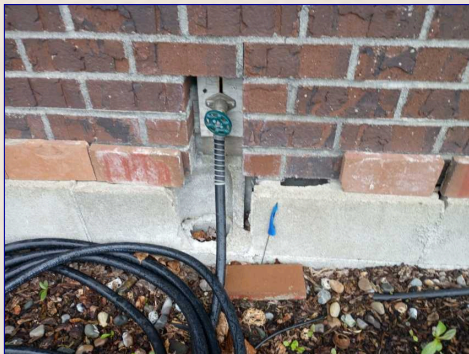
- Yes, operable

Condition:

- No anti-siphon valve

Observations:

- The lawn sprinkler system is not within the scope of the home inspection. Lawn sprinkler professionals recommend having the system serviced near the end of October and the end of May, depending on the local weather, for a seasonal shut down and start up. Recommend an irrigation landscape company service as needed.
- The water pressure in the house as measured at the hose bib is greater than 80 psi (Measured at 81PSI), which could create additional wear and tear on the plumbing fittings and household appliances. Recommend a licensed plumber repair.
- At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.



Hose bib operational.



Hose bib operational.



1. Roof View/General

- Visibility: All
- Inspected From: Roof

Observations:

• This inspection is made on the basis of what is visible and accessible on the day of inspection and is not a warranty of the roof system or how long it will be watertight in the future. Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks. We do not inspect for the insurability of the home and roof and whether it meets with your insurance companies underwriting approval. Recommend your insurance company pre-approve the roof and related covered items before closing.



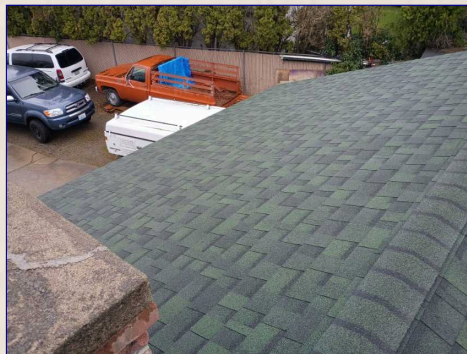
The Roof View



The Roof View



The Roof View



The Roof View

2. Roof Style: Type/Style

Type/Style:

- Estimated age of roof: 5-10+ years Paperwork provided says installed 2020
- Type: Asphalt Shingle
- Style: Gable
- Pitch: Medium

Layers/Age/Location:

- Layers 1+
- Location: House
- Location: Garage

3. Ventilation System

Type:

- Soffit
- Ridge
- Gable
- Roof

Roof (continued)



The Ridge Vent



The Ridge Vent

4. Flashing

Materials:

- Galv/Alum



Roof Flashing

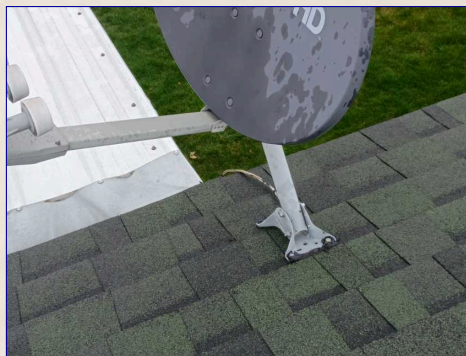


Roof Flashing. Soffit / Fascia needs maintenance

5. Condition of Roof Covering

Observations:

- There was a satellite dish installed on the roof, This is a potential penetration point for moisture. Recommend monitoring and contact a licensed roofer as needed.



6. Vents

Observations:

- The HVAC Vent weather collar was not sealed. Recommend a professional contractor seal the rain collar to help prevent moisture intrusion.
- The HVAC vent is rusted. Recommend a licensed contractor repair or replace the vent.



On Demand Water Heater Vent



The HVAC Vent(s)



The HVAC Vent(s)



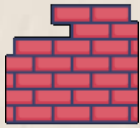
The Plumbing Vent(s)



The Roof Vent(s)



Previous Electrical Service Entrance



Exterior

1. Chimney Chase



General:

- Location: East Side of Roof
- Viewed From: Roof
- Rain Cap/Spark Arrestor: No
- Chase: Brick

Observations:

- Evidence of: Cracked Chimney Cap
- Evidence of: Loose Mortar Joints
- Evidence of: Flaking
- Evidence of: Loose Brick
- Flue: Not visible
- Evidence of: Creosote
- Evidence of: Have flue(s) cleaned and re-evaluated

Observations:

- The chimney flue is not visible and could not be evaluated. Recommend a licensed chimney sweep clean and evaluate before use.
- There is brick face popping off at the chimney. Recommend a qualified contractor evaluate and repair.
- **The concrete chimney cap is cracked in several locations. Recommend a licensed professional evaluate and seal the cracks/replace the chimney cap as needed.**
- Missing/loose mortar in the brick joints at the chimney, recommend a licensed contractor repair.
- **A rain cap/spark arrestor is missing on the chimney. Recommend a licensed contractor install a rain cap/spark arrestor on the chimney.**



The Chimney Chase



The Chimney Chase



The Chimney Chase



The Chimney Chase



The Chimney Chase



The Chimney Chase

Exterior (continued)



The Chimney Chase



The Chimney Chase



The Chimney Chase



The Chimney Chase



The Chimney Chase

2. Gutters

Materials:

- Vinyl/Plastic

Condition:

- Downspouts needed
- Dirty, needs cleaning
- Recommend repair or replace
- Leaking: Corners
- Leaking: Joints
- Attachment: Loose
- Extensions needed: East
- Extensions needed: West

Observations:

- The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.
- The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions to discharge away from the home.
- The gutter downspouts had some visible damage. Recommend a professional contractor repair.
- Gutters on only a portion of the house. Recommend a licensed roofer add gutters to properly direct water flow away from the home and the foundation.
- One or more gutter sections were loose. Some of the nails/brackets are pulling out. Recommend a professional contractor repair.
- Gutters had some damage. Recommend a licensed professional to repair or replace damaged sections.

Exterior (continued)



The gutters are dirty. Recommend cleaning the gutters



Rear Gutters



The gutter downspouts had some visible damage.



The gutter downspouts don't direct water far enough away from the house.



The gutter downspouts don't direct water far enough away from the house.



The gutter downspouts had some visible damage.

3. Siding

Materials:

- Block/Brick
- Wood
- Metal/Vinyl

Condition:

- Typical cracks
- Peeling paint
- Wood rot
- Weep Holes Installed in Brick Veneer Wall: Yes

Observations:

- The siding needs routine repair and painting maintenance. Recommend a licensed contractor to repair and paint the siding.
- The siding had some damage, recommend a licensed contractor repair/replace damaged sections.
- The siding has an improper clearance from the ground, which may allow moisture damage over time. Recommend repairing and monitoring. Consult a licensed contractor as needed.
- The siding is in contact with the soil. Recommend a professional contractor evaluate and repair.
- The exterior siding was loose in one or more areas. Recommend a professional contractor secure to prevent damage.

Exterior (continued)



The siding needs routine repair and painting maintenance.



The siding needs routine repair and painting maintenance.



The siding needs routine repair and painting maintenance.



Brick veneer siding view



The siding needs routine repair and painting maintenance.



The siding needs routine repair and painting maintenance.



The siding needs routine repair and painting maintenance.



The siding is in contact with the soil.



The siding is in contact with the soil.



The soffit needed routine painting & maintenance.

Exterior (continued)

4. Trim

Materials:

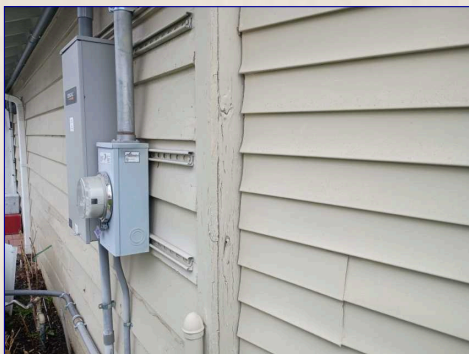
- Wood

Condition:

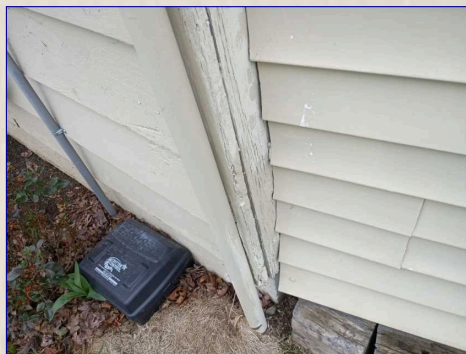
- Recommend repair/painting

Observations:

- Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.
- There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.
- The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.



Some of the trim was damaged.



Some of the trim was damaged.

5. Soffit

Materials:

- Wood

Condition:

- Recommend repair/painting

Observations:

- One or more soffit areas had previous moisture damage. Recommend monitoring and repair as needed.
- The soffit needed routine painting maintenance. Recommend a professional painter repair/paint as needed.
- The soffit has areas of sagging. Recommend a licensed contractor repair/re-secure.



Soffit View



The Soffit needs routine painting maintenance.



The soffit needed routine painting & maintenance.

Exterior (continued)



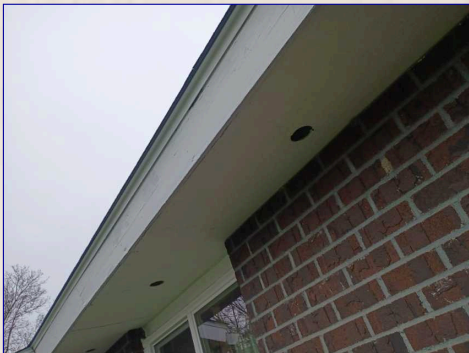
The soffit needed routine painting & maintenance.



The soffit view.



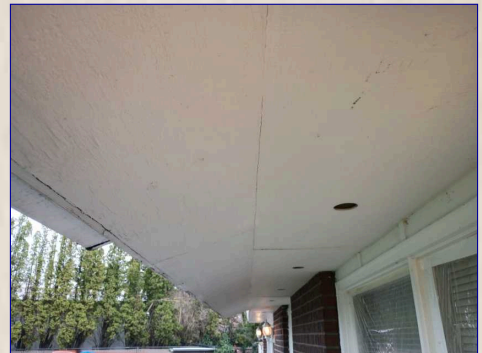
The soffit needed routine painting & maintenance.



The soffit view.



The soffit needed routine painting & maintenance.



The soffit view.



The soffit view.

6. Fascia

Materials:

- Wood

Condition:

- Recommend repair/painting

Observations:

- The fascia needs routine painting maintenance. Recommend a professional painter repair/paint the fascia.

Exterior (continued)



The fascia needs routine painting maintenance.



The Soffit needs routine painting maintenance.



The Fascia View



The fascia needs routine painting maintenance.



The fascia is loose, recommending a licensed contractor re-secure.

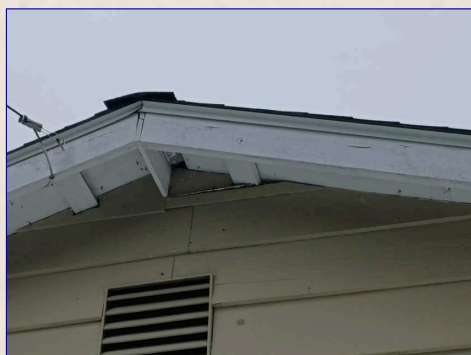


Fascia / Soffit needs maintenance

7. Flashing

Materials:

- Aluminum/Steel



Roof Flashing @ Ridge



Flashing / Fascia View

8. Caulking

Condition:

- Caulking dried/cracked
- Caulking needed

Observations:

- Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

• The caulking is dried and cracked. Recommend a professional contractor to remove and replace the caulking.

Exterior (continued)



Recommend caulking around windows. Recommend caulking around windows. Recommend caulking around windows.

9. Windows/Screens

Materials:

- Vinyl



Living Room Window



Living Room Window



Bedroom 3 Window



Bedroom 2 Window



Bedroom 2 Window



Bedroom 1 Window



Bedroom 1 Window



Bathroom 1 Window



Kitchen Window

Exterior (continued)



Laundry Room Window

10. Foundation

Materials/Condition:

- Poured concrete

Observations:

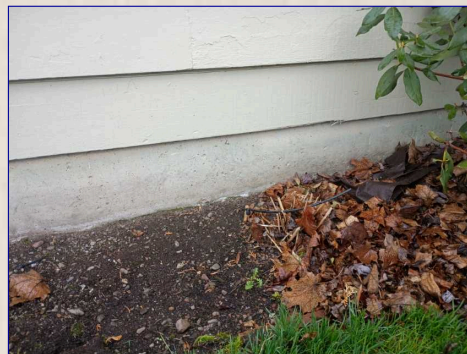
- One or more areas of the foundation wall(s) have limited or no visibility. No evaluation can be made. Recommend monitoring and consulting a licensed contractor as needed.
- There are expected vertical cracks in the foundation. All cracks have a potential for leaking and for future potential movement, which can not be predicted. Recommend sealing and monitoring. Consult a licensed foundation expert if any cracks start leaking or become active.
- There is efflorescence on the exterior foundation walls. Efflorescence is a mineral salt deposit left from moisture. Recommend monitoring and consulting a qualified contractor to repair as needed.
- At least one area of the foundation is chipped, exposing the rebar, which can rust and expand, causing more damage. Recommend a licensed contractor repair.



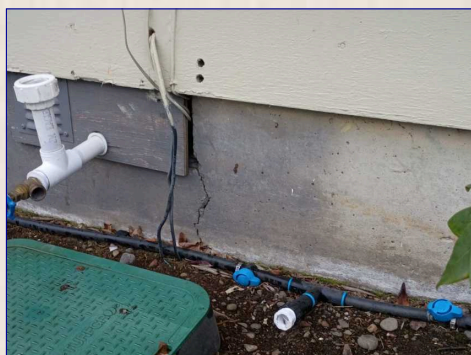
Foundation wall view.



There are expected vertical cracks in the foundation.



Foundation wall view.



There are expected vertical cracks in the foundation.



Foundation wall view.

Exterior (continued)

11. Service Entrance

Location:

- Overhead

Observations:

- The electrical service drop is missing a drip loop, which is a safety concern. Recommend a licensed electrician repair.
- The generator is beyond the scope of the home inspection. No evaluation made. Recommend further evaluation by a licensed electrician as needed.



The electrical service entrance



The electrical service entrance



The electrical service entrance



The electrical service entrance



The electrical service entrance /
Generator Transfer Switch



Natural Gas Generac Generator

12. Exterior Receptacles

Receptacles/Condition:

- Exterior receptacles: Yes
- **GFCI** present: No

Observations:

- GFCI receptacles are not installed on the exterior of the home. This is a safety concern; however, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
- There is wiring on the exterior of the house not installed in conduit. This is a safety hazard. Recommend a licensed electrician repair.



Exterior Receptacle Operating



Exterior Receptacle Operating

13. Building Exterior Wall Construction

Materials:

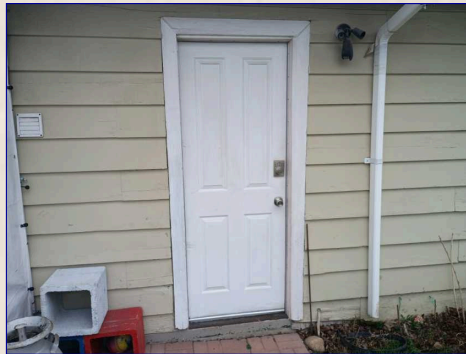
- Framed

14. Exterior Doors

- Door one condition: Satisfactory
- Door two condition: Satisfactory
- Door three condition: Satisfactory



Door Two



Door Three



Door One



Garage/Carport

1. Type

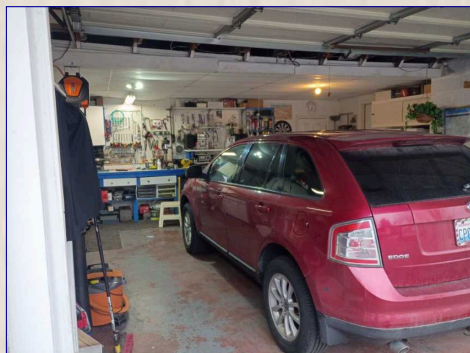
Type:

- Attached
- 1-Car

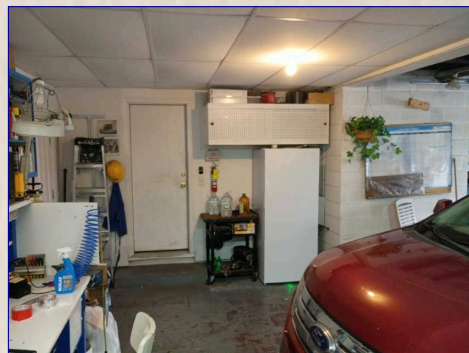
Garage/Carport (continued)



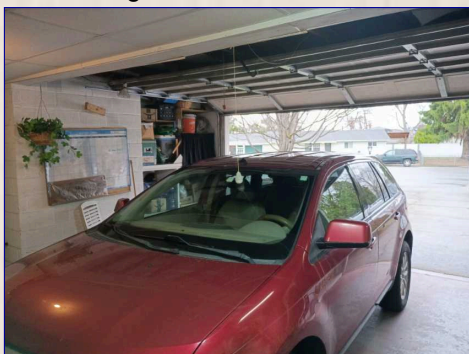
The Garage View



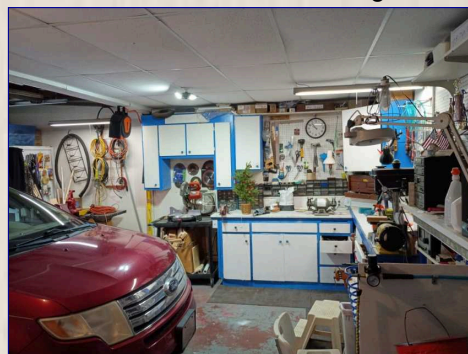
The Garage View



The Garage View



The Garage View



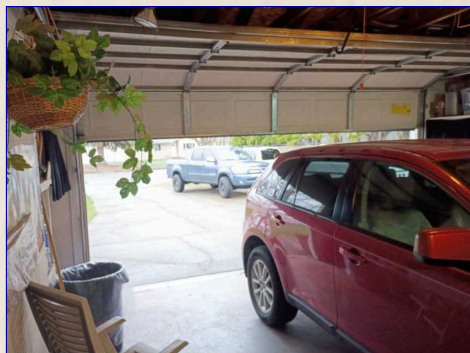
The Garage View

2. Automatic Opener/Safety Reverse

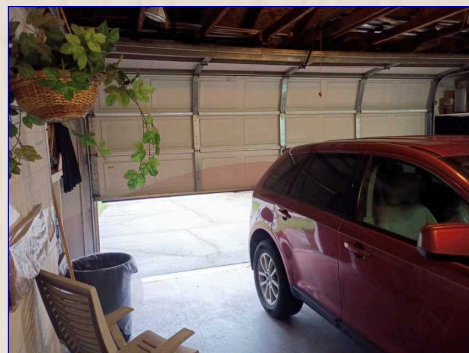
- Automatic Opener Operation: Operable
- Safety Pressure Reverse: Operable
- Photo Eyes Reverse: Operable



Automatic opener



Garage overhead door safety operating.



Garage overhead door safety operating.

Garage/Carport (continued)

3. Trim



The garage exterior trim needed routine painting maintenance. Recommend a professional painter repair/paint the exterior trim.



The garage exterior trim needed routine painting maintenance. Recommend a professional painter repair/paint the exterior trim.

4. Floor

Materials:

- Concrete

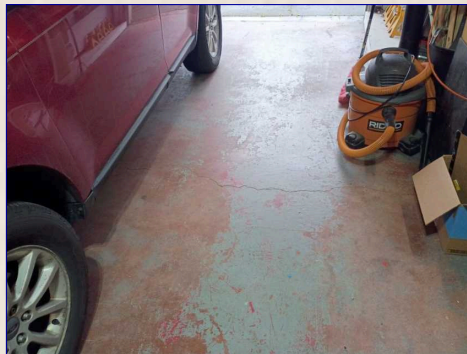
Condition:

- Expected cracks

Observations:

- The garage floor has expected cracks. Recommend a professional contractor to seal the cracks to help prevent additional damage.

- There was an ignition source within 18 inches of the floor which is a potential safety hazard. Recommend a licensed contractor repair.



The garage floor has expected cracks. The garage floor has expected cracks. Ignition source should be 18" from floor

5. Sill Plates

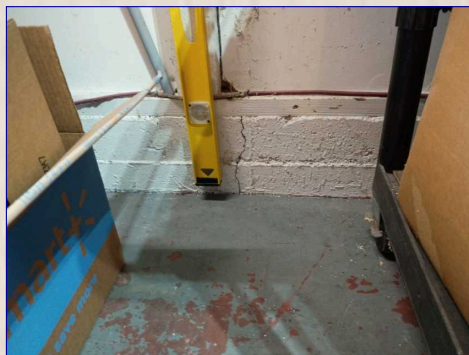
Type:

- Not visible

Observations:

- The garage sill plates were not visible in one or more areas due to storage items. Recommend monitoring after stored items have been removed. Consult a licensed contractor as needed.
- The garage sill plate/foundation wall has expected cracks. All cracks have the potential for leaking and potential for movement which cannot be predicted. Recommend sealing the cracks and monitoring. Consult a licensed contractor as needed.
- There was no visible vapor barrier between the sill plate and the cement. Recommend monitoring and consulting a licensed contractor as needed.

Garage/Carport (continued)



There are expected vertical cracks in the foundation.

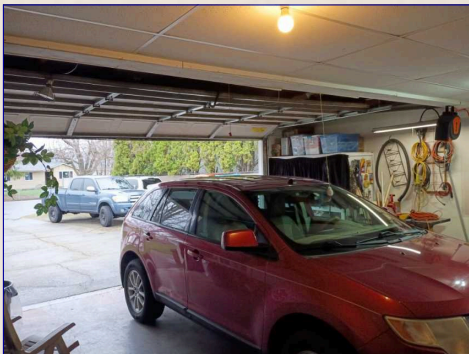
6. Overhead Door(s)

Materials:

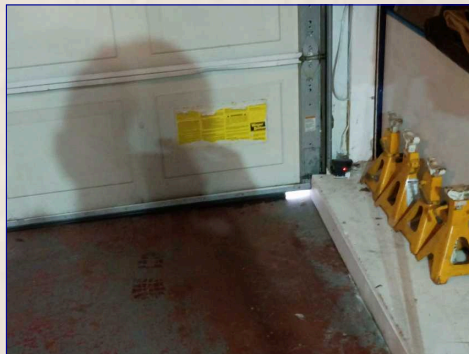
- Metal

Observations:

- The garage door weatherstripping is missing or damaged. Recommend replacing the insulation.



Garage overhead door view.



The garage door weatherstripping is missing or damaged.



The garage door weatherstripping is missing or damaged.

7. Electrical Receptacles

- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: No
- Recommend GFCI receptacles

Condition:

- Reverse polarity: No
- Open ground: No

Observations:

- GFCI receptacles are not installed in the garage. This is a safety concern; however, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
- Multi-tap electrical receptacle present in the garage. Multi-tap receptacles can cause an overloaded circuit and possible damage. Safety concern. Recommend a licensed electrician evaluate and repair.



Garage/Carport (continued)



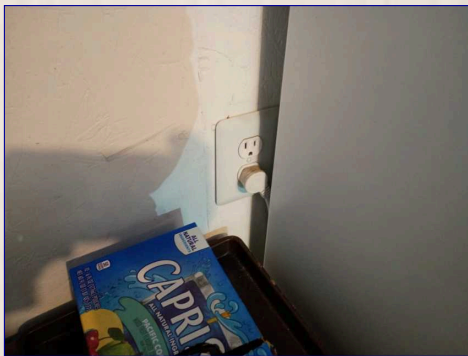
Electrical Receptacle Operating



Electrical Receptacle Operating



Electrical Receptacle Operating



Electrical Receptacle Operating

8. Fire Separation Walls & Ceiling



Fire Wall:

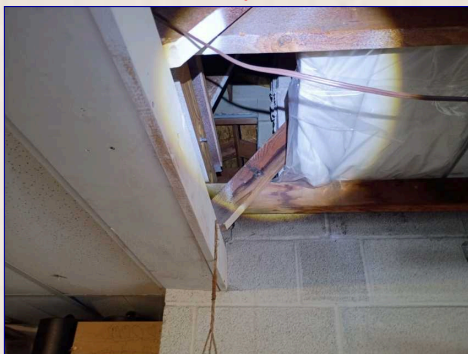
- Fire separation wall & ceiling: Present
- Fire separation wall & ceiling: Recommend repair
- Fire door: Satisfactory
- Fire door self closure: Inoperative

Condition:

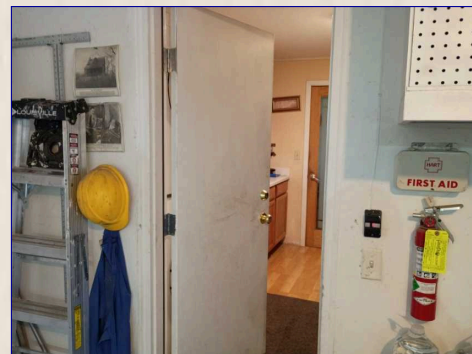
- Holes walls/ceilings
- Safety Hazard

Observations:

- The garage to house door hinge, automatic closure, was not operational. This is a potential safety concern. Recommend installing or repairing the automatic closer on the door.
- One or more holes and/or penetrations were present at the garage firewall. Recommend installing fire caulk and sealing all penetrations for added safety. Consult a professional contractor as needed.
- Firewall protection is missing on the access to the attic in the garage. This is a safety concern. Recommend a licensed contractor repair.



Access hole open in fire separation wall between Garage and House



Service door is not self closing



Kitchen

1. Kitchen Photos



The Kitchen View



The Kitchen View



The Kitchen View



The Kitchen View

2. Countertops

Condition:

- Normal counter top wear and tear



The caulk was missing dried or cracked.



The kitchen countertop



Kitchen Electrical Receptacle Operating.

Kitchen (continued)

3. Cabinets



The kitchen cabinets



The kitchen cabinets



The kitchen cabinets



The kitchen cabinets



The kitchen cabinets



The kitchen cabinets

4. Plumbing

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Recommend repair
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Observations:

• Flex tubing is being used as part of the drain system in the kitchen. This is a nonprofessional installation of drain piping. Recommend a licensed plumber repair.

• The kitchen faucet/sprayer is Loose and hard to operate. Recommend a licensed plumber repair / Replace as needed.



Kitchen faucet/sprayer operating



Hot Water Temperature at Kitchen sink

Kitchen (continued)

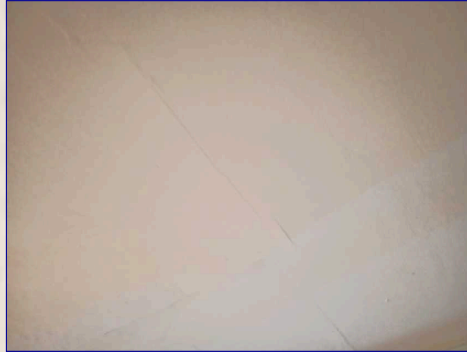
5. Walls & Ceiling

Condition:

- Typical cracks

Observations:

- There are previous moisture stains in the kitchen. No current moisture was detected at the time of the inspection. Monitor and consult a licensed contractor as needed.
- Typical cracking present in the kitchen walls/ceiling. Recommend monitoring and repair as needed.



Cracking in Ceiling at Kitchen

6. Window(s)

Materials:

- Vinyl



Kitchen Window View

7. Floor



The Kitchen Flooring

Kitchen (continued)

8. Appliances

Appliances:

- Oven, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: No
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI present: Partial (some missing)
- GFCI Operable: Yes
- Recommend GFCI receptacles: Yes
- Open ground/Reverse polarity: No
- Oven Anti-tip Bracket Installed: No

Observations:

- There is no anti tip bracket installed at the oven, which is a safety concern. Recommend a professional contractor install an anti tip bracket.
- The dishwasher drain line is not looped beneath the counter top, which is a potential safety concern. Recommend a qualified contractor repair.
- GFCI receptacles are missing within six feet of water in the kitchen. This is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.



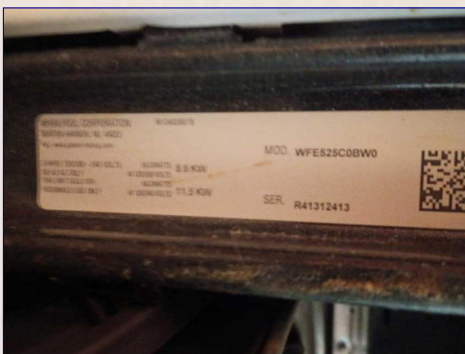
Dishwasher Data Tag. Model: WDF520PADW0 SN: F43001920



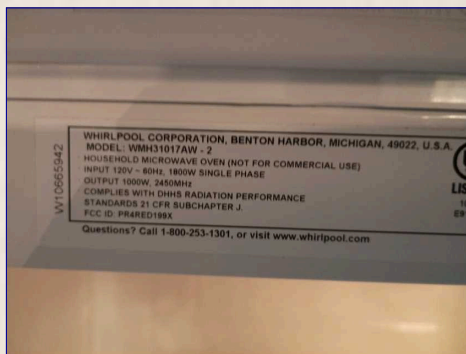
Dishwasher operational.



Range Data Tag - Model WFE525C0BW0



Range Data Tag - SN: R41312413



Microwave Data Tag WMH31017AW - 2



Microwave operating.

Kitchen (continued)



Refrigerator Data Tag. Mod - WRS325FDAW02 SN: HR40314851



Refrigerator operating.



Refrigerator Freezer compartment operating.



GFCI Electrical Receptacle Operating



Kitchen Electrical Receptacle Operating.



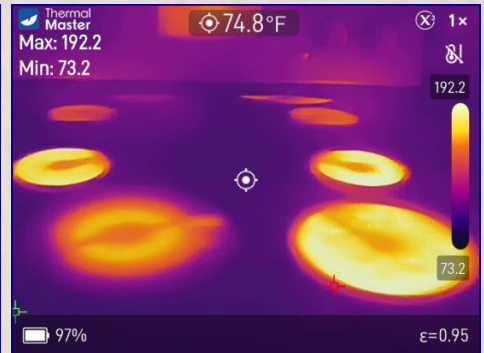
Kitchen Electrical Receptacle Operating.



Kitchen Electrical Receptacle Operating.



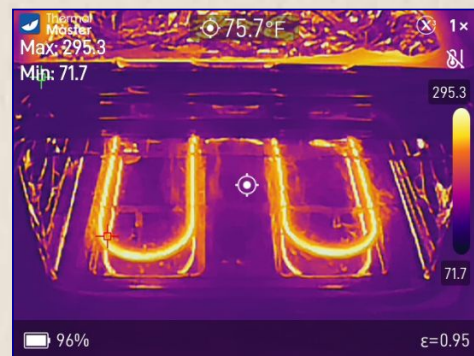
Range Cook top Operating



Range Cook top Operating



Oven Upper Element Operating



Oven Lower Element Operating



Laundry Room

1. Doors/Walls/Ceiling/Floor

Observations:

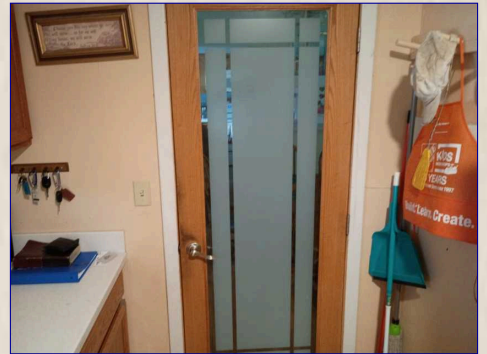
- There were stains or previous damage to the laundry floor. Recommend a licensed contractor evaluate and repair.



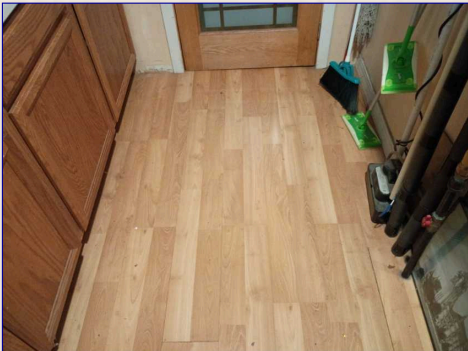
The Laundry Room View



The Laundry Room View



The Laundry Room View



The Laundry Room Flooring



The Laundry Room View



The Laundry Room View



The Laundry Room View



The Laundry Room View

Laundry Room (continued)

2. Window(s)

Materials:

- Wood

Condition:

- Recommend repair/replace

Observations:

- Some window screens are torn, damaged, or missing. Repair/replace as needed.
- **The window not operating. Recommend a professional contractor repair.**



Laundry Room Window

3. Laundry Sink

- Faucet leaks: No
- Pipes leak: No
- Cross connections: No

Observations:

- Flex tubing is being used as part of the drain system in the kitchen. This is a nonprofessional installation of drain piping. Recommend a licensed plumber repair.



Faucet operating.



Laundry plumbing view.

4. Heat Source Present

Heat Source Present:

- Yes
- Return Air Present (Vent or Under Door): Yes

Observations:

- **Plastic dryer vent is being used at the Furnace, which is a safety concern since plastic dryer vent is flammable. Recommend replacing the vent.**



Laundry Room (continued)



Plastic dryer vent used at the furnace.

5. Dryer/Room Vented

- Dryer Vented:
- Dryer Vented: Wall
 - Room Vented: Yes



The Dryer Vent



The Dryer Vent

6. Electrical

- Electrical:
- GFCI present: Yes
 - GFCI operable: Yes
 - Open ground/reverse polarity: No
- Observations:

- Multi-tap receptacle present in the laundry. Multi-tap receptacles can cause an overloaded circuit and possible damage, which is a safety concern. Recommend a licensed electrician repair.
- GFCI receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.



Multi Tap Electrical Receptacle



GFCI Operating

7. Appliances

- Appliances: Washing machine
- Appliances: Dryer
- Appliances: Water heater
- Washer Hook-up Line: Not visible



Laundry, washer hook-up view



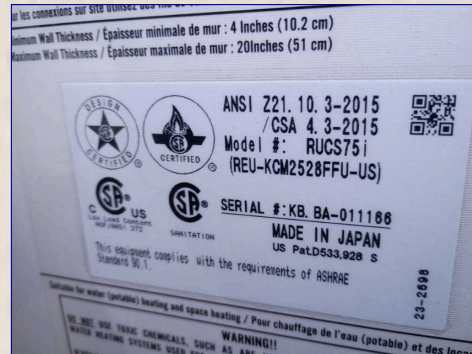
The washer and dryer are excluded from the inspection as they can not be properly tested. Any comments are made for courtesy purposes only.



Dryer Data Tag Model : DLE1310W
SN: 904KWNM01167



Washer Data Tag Model: WM2010CW SN: 904KWTA01545



Water Heater Data Tag



Living Room

1. Location

- First floor

Living Room (continued)



The Living Room View



The Living Room View



The Living Room View



The Living Room View

2. Walls, Ceiling & Floor

- Walls/Ceilings: Typical cracks
- Floor: Squeaks

Observations:

- There are stains on the walls. Monitor and repair as needed.
- There are typical cracks on the walls/ceilings. Monitor and repair as needed.



The ceiling/walls had cracking in various rooms. Recommend a licensed contractor repair as needed.



The ceiling/walls had cracking in various rooms. Recommend a licensed contractor repair as needed.



The ceiling/walls had cracking in various rooms. Recommend a licensed contractor repair as needed.

Living Room (continued)



Wall Damage in Living room



Living Room Flooring.



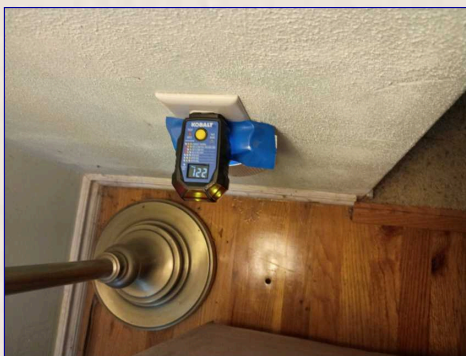
Living Room Flooring.



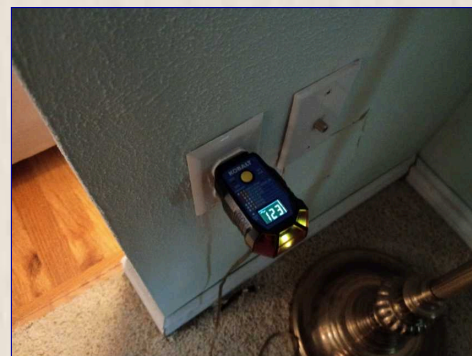
Living Room Flooring.

3. Ceiling Fan/Electrical

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Receptacles, open ground: No
- Receptacles, reverse polarity: No



Electrical receptacle operating



Electrical receptacle operating

4. Heating Source

- Heating source present: Yes



The heating vent has become damaged

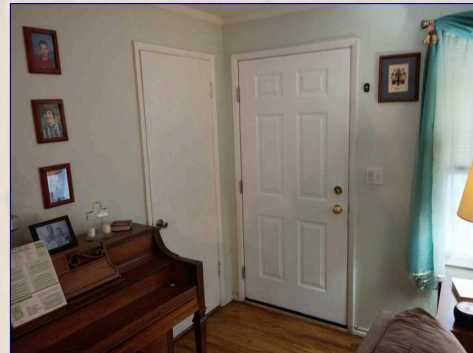
5. Window(s)

Materials:

- Wood



One or more windows had damaged or missing hardware. Recommend repairing. Consult a professional contractor as needed.



Door 1 Interior View



Dining Room

1. Location

- First floor

Dining Room (continued)



The Dining Room View



The Dining Room View

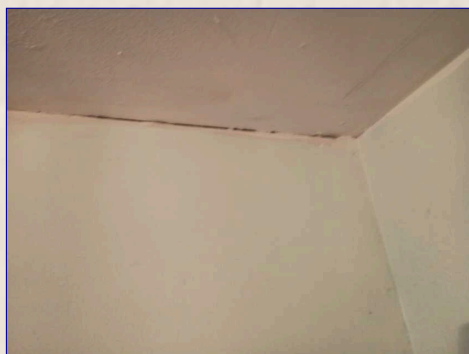
2. Walls, Ceiling & Floor

- Walls/Ceilings: Typical cracks
- Moisture stains on the wall

- Moisture stains on the ceiling
- Floor: Squeaks

Observations:

- There is staining on the room ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.



There is staining on the room ceiling.

3. Ceiling Fan/Electrical

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Receptacles, open ground: No
- Receptacles, reverse polarity: No



Electrical receptacle operating



Electrical receptacle operating



Electrical receptacle operating

4. Heating Source

- Heating source present: Yes

Observations:

- The heating vent has become damaged/detached from the floor or ceiling. Recommend a professional contractor repair as needed.



The heating vent has become damaged

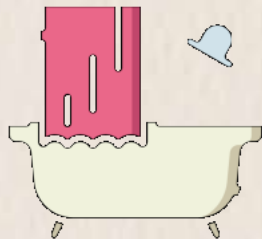
5. Doors



Door 2 at Dining Room



Sill at door 2 Entry in Dining Room



Bathroom 1

1. Location

Location:

- Primary bath

Bathroom 1 (continued)



Main Hallway View



The Bathroom View



The Bathroom View

2. Toilet/Sinks

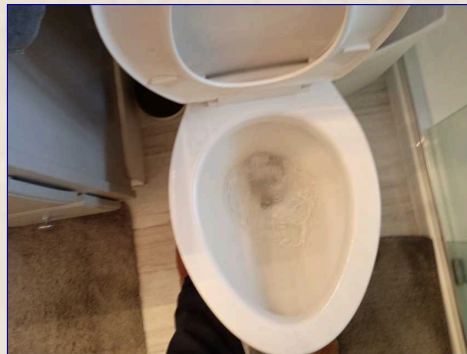
- Toilet bowl loose: No
- Toilet bowl operable: Yes
- Sink(s) faucet leaks: No

Observations:

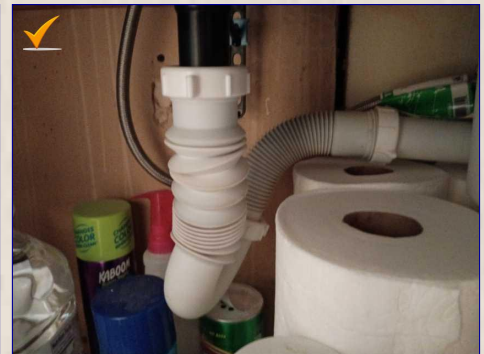
- Flex tubing is being used as part of the drain system in the bathroom, which is a nonprofessional installation of drain piping. Recommend a licensed plumber repair.



Sink faucet operating



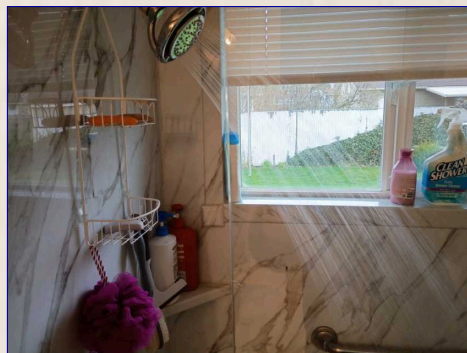
Toilet operating



The bathroom plumbing view.

3. Bathtubs/showers

- Bathtubs: N/A
- Shower faucet leak: No
- Shower pipes leak: No
- Shower/Bathtub Area: Fiberglass
- Shower/Bathtub Area - Caulking needed: No
- Shower/Bathtub Area - Shower floor damaged: No



Shower operating

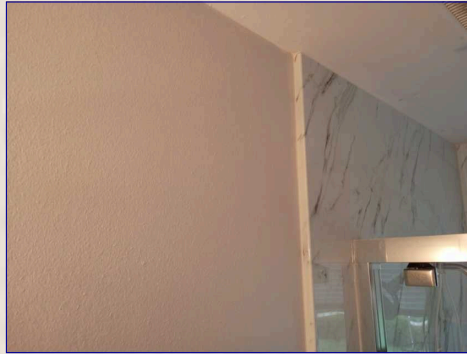
Bathroom 1 (continued)

4. Walls/Ceiling/Floor

- Moisture Stains Present: No



Bathroom Walls

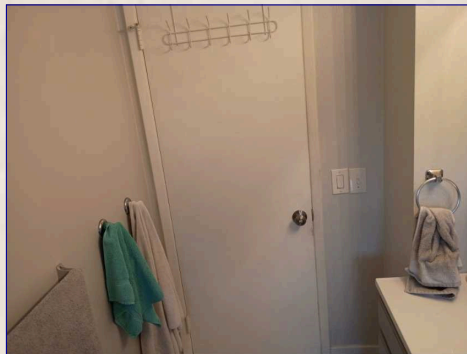


Bathroom Walls



Bathroom Flooring

5. Doors



Bathroom Door

6. Window(s)

- Materials:
- Vinyl



Bathroom 1 Window

7. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

Bathroom 1 (continued)



GFCI 1 Operating



GFCI 1 Operating



GFCI 2 Operating



GFCI on right is master (will remove power to both)

8. Heat Source Present

Heat Source:

- Yes
- Return Air Present (Vent or Under Door): Yes



Heat source in Bathroom

9. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes



The exhaust fan operating



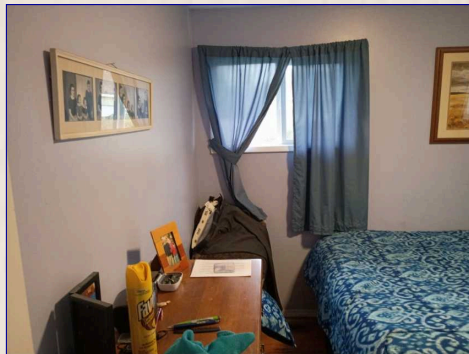
Bedroom 1

1. Location

Location:
• First floor



The Bedroom View



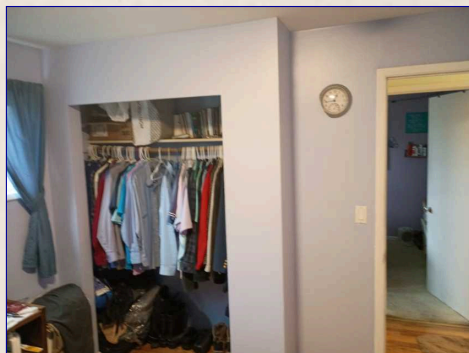
The Bedroom View



The Bedroom View



The Bedroom View



The Bedroom View



The Bedroom View

Bedroom 1 (continued)

2. Walls/Ceiling/Floor



Bedroom 1 Smoke Detector

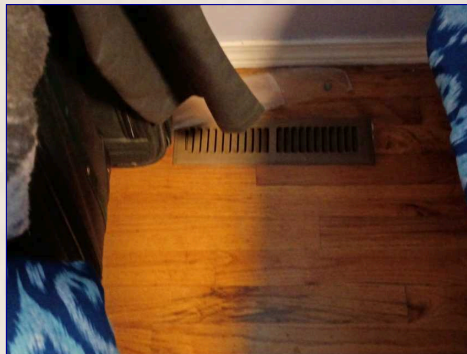
3. Ceiling Fan/Electrical

- Switches: Yes
- Switches operable: Yes
- Receptacles: Yes
- Receptacles operable: Yes
- Receptacles: Open ground/Reverse polarity: No

4. Heating Source Present

Heating Source:

- Yes
- Return Air Present (Vent or Under Door): Yes



Bedroom 1 Heat Source

5. Bedroom Egress

Egress:

- Egress restricted: Yes



Observations:

- The bedroom egress is restricted in the bedroom, which is a safety concern. However, this was a standard building process in buildings that were built in the 1980's and before. Recommend a licensed contractor upgrade the bedroom egress for increased safety.

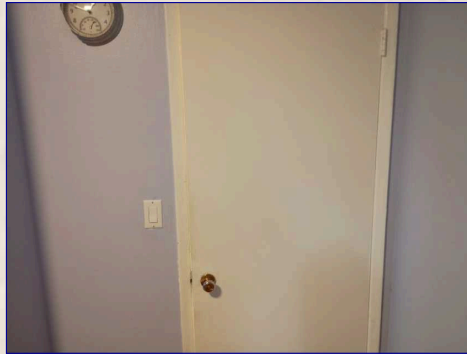


Bedroom 1 Window. Egress Restricted.



Bedroom 1 Window. Egress Restricted.

6. Door

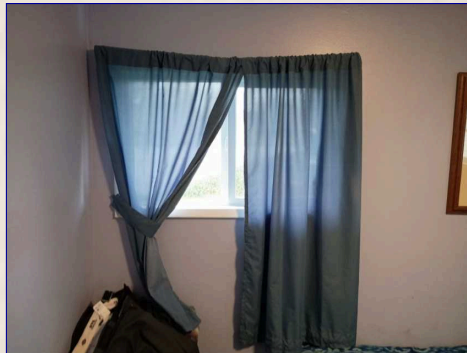


Bedroom 1 Door

7. Window(s)

Materials:

- Vinyl



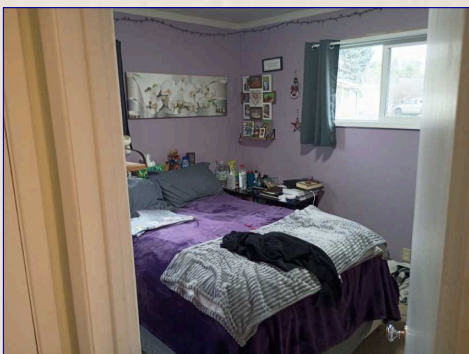
Bedroom 1 Window View



Bedroom 2

1. Location

Location:
• First floor



The Bedroom View



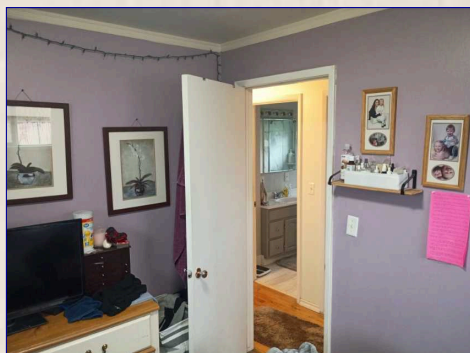
The Bedroom View



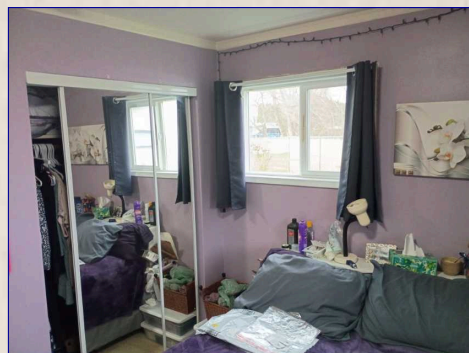
The Bedroom View



The Bedroom View



The Bedroom View



The Bedroom View



Bedroom 2 Smoke Alarm

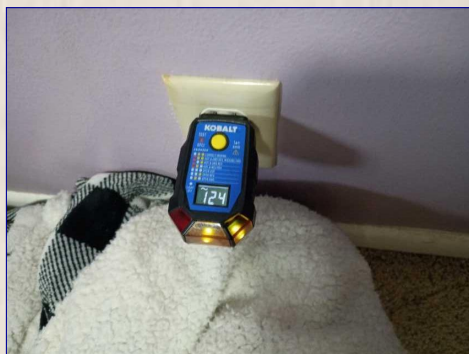
2. Walls/Ceiling/Floor

Walls & Ceiling:
• Walls & Ceiling: Typical cracks

Bedroom 2 (continued)

3. Ceiling Fan/Electrical

- Switches: Yes
- Switches operable: Yes
- Receptacles: Yes
- Receptacles operable: Yes
- Receptacles: Open ground/Reverse polarity: No



Electrical receptacle operating

4. Heating Source Present

Heating Source:

- Yes
- Return Air Present (Vent or Under Door): Yes

5. Bedroom Egress

Egress:

- Egress restricted: Yes

Observations:

- The bedroom egress is restricted in the bedroom, which is a safety concern. However, this was a standard building process in buildings that were built in the 1980's and before. Recommend a licensed contractor upgrade the bedroom egress for increased safety.

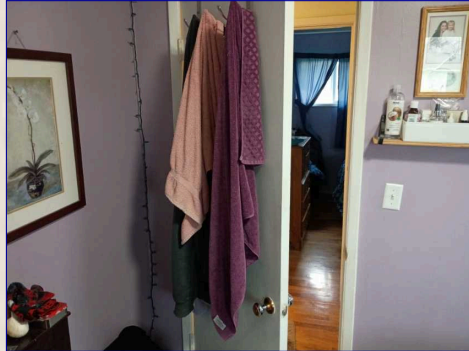


Bedroom 2 Window. Egress Restricted.



Bedroom 2 Window. Egress Restricted.

6. Door



Bedroom 2 Door

7. Window(s)

Materials:
• Vinyl



Bedroom 2 Window View



Bedroom 2 Window View

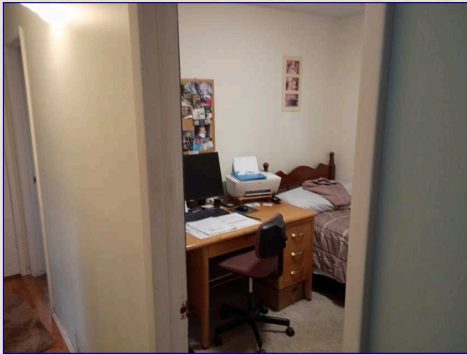


Bedroom 3

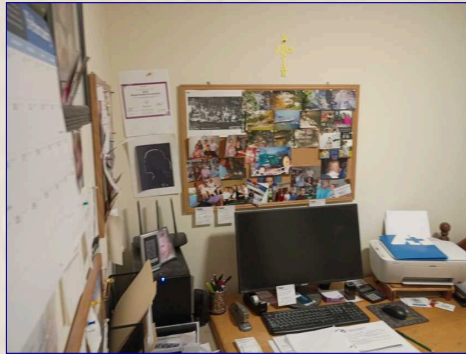
1. Location

Location:
• First floor

Bedroom 3 (continued)



The Bedroom View



The Bedroom View



The Bedroom View



The Bedroom View



Electrical Receptacles in Bedroom 3 Wired incorrectly

2. Walls/Ceiling/Floor

Walls & Ceiling:

- Walls & Ceiling: Typical cracks



Bedroom 3 Smoke Detector

3. Ceiling Fan/Electrical



- Switches: Yes
- Switches operable: Yes
- Receptacles: Yes
- Receptacles operable: Yes
- Receptacles: Open ground/Reverse polarity: Yes

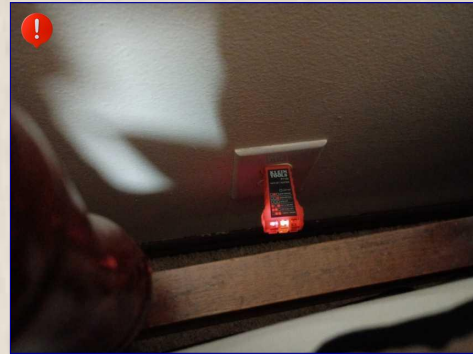
Observations:

- Reverse polarity exists at the receptacles in the bedroom, which is a safety concern. Recommend a licensed electrician repair.

Bedroom 3 (continued)



Electrical Receptacles in Bedroom 3 Wired incorrectly



Bedroom 3 Receptacles wired Hot / Neutral Reverse

4. Heating Source Present

Heating Source:

- Yes

5. Bedroom Egress

Egress:

- Egress restricted: Yes

Observations:

- The bedroom egress is restricted in the bedroom, which is a safety concern. However, this was a standard building process in buildings that were built in the 1980's and before. Recommend a licensed contractor upgrade the bedroom egress for increased safety.

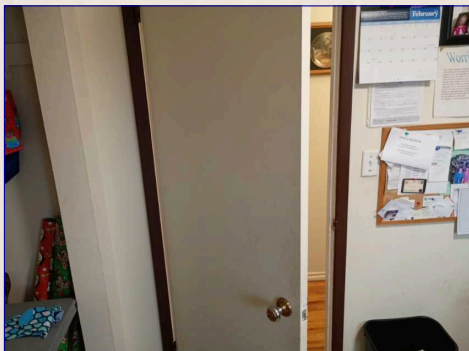


Bedroom 3 Window Egress Restricted.

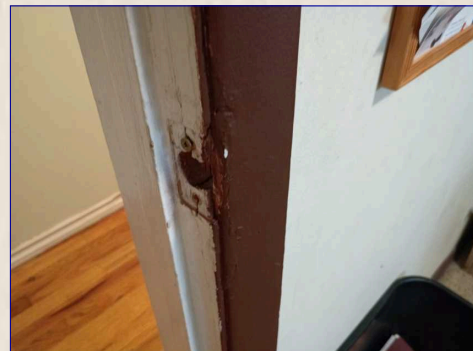
6. Door

Observations:

- At least one door in the room does not latch. Recommend a professional contractor evaluate and repair as needed.
- The door strike plate is missing. Recommend installing a strike plate to help prevent damage to the door frame.



Bedroom 3 door does not latch properly



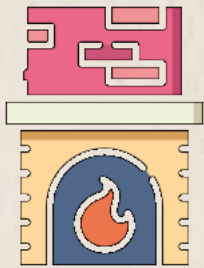
Bedroom 3 door does not latch properly

7. Window(s)

- Materials:
- Vinyl



The Bedroom View



Fireplace 1

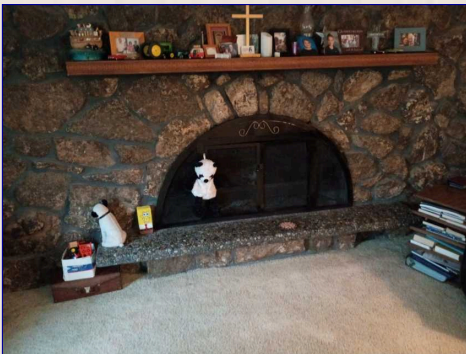
1. Fireplace



- Location: Living room
- Type: Wood
- Material: Masonry
- Blower Built In: Yes-Not operable
- The hearth extension adequate: No
- Mantle: Secure

Observations:

- The fireplace chimney damper is missing/damaged. Recommend a licensed chimney sweep evaluation and repair.



The Fireplace View



Fireplace Soot buildup



Fireplace Soot buildup



Fireplace damper is loose and does not stay closed securely.



Fireplace damper is loose and does not stay closed securely.



Firebrick Repair in Firebox

2. Condition



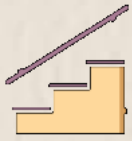
Fireplace:

- Recommend having flue cleaned and re-examined
- Not evaluated

Observations:

• One or more fireplace and/or fireplace appliances are present in the home. Recommend an inspection by a qualified fireplace professional before closing. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. The distant view from the top or bottom is insufficient to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, test procedures, mirrors, and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, we further recommend annual inspections by a qualified fireplace professional.

- The fireplace was not operational at the time of the inspection. For added safety, we recommend a licensed contractor evaluate and repair prior to use or closing.
- The fireplace hearth is shorter than standard building practice. Potential safety concern. Recommend a licensed contractor extend the hearth for added safety.
- The fireplace is missing doors/safety screen, which is a safety concern. Recommend a fireplace technician install fireplace doors/screen for added safety.
- There is soot built up in the fireplace flue. Potential safety hazard. Recommend a licensed chimney sweep clean and examine the fireplace flue.



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways



Main Hallway Flooring View



Main Entry Flooring view



Hallway Return Air Grille



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Materials:

- Smoke detectors are present
- Carbon monoxide detectors are present
- Carbon monoxide detectors: Recommend additional

Observations:

- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that testing of the detectors and verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.
- The smoke alarms were not tested at the time of inspection. Recommend testing and repairing as needed.
- The carbon monoxide alarms were not tested at the time of inspection. Recommend testing and repairing as needed.
- **One or more smoke & carbon monoxide detectors are present in the home. An active security/monitoring service is required for proper operation. Recommend additional smoke and carbon monoxide alarms for added safety. Install per manufacturer specifications recommended.**



CO Detector in Main Hallway



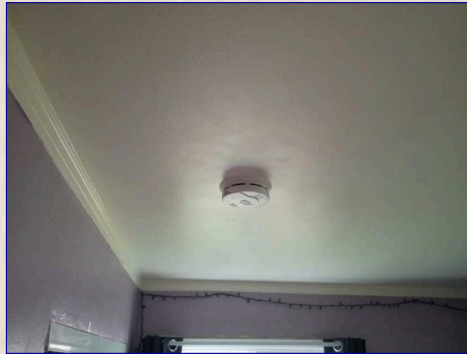
Bedroom 3 Smoke Detector



Hallway Smoke Detector



Bedroom 1 Detector



Bedroom 2 Smoke Detector



Living Room Smoke Detector



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

- Access Inspected From:
- Access: Scuttle hole/Hatch
 - Inspected from: Access panel
 - Location: Hallway



The Attic Access View



Attic Ventilation



The Attic View



The Attic View

Attic/Structure/Framing/Insulation (continued)

2. Insulation

- Insulation: **Cellulose**
- Insulation: Loose
- Insulation Installed In: Rafters/Trusses



Attic Insulation View



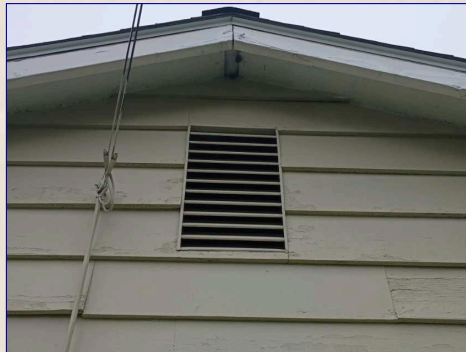
Attic Insulation View



Attic Insulation View

3. Ventilation

- Ventilation:
- Ventilation appears adequate



Attic Gable Vent

4. Fans exhaust to

- Fans Exhaust To:
- Fans exhaust to the attic: No

5. Roof Structure

- Roof Structure: Rafters
- Roof Structure: Trusses
- Roof Structure: Wood
- Roof Structure: Collar ties
- Roof Structure: Purlins
- Structural Type Problems Observed: Yes

Observations:

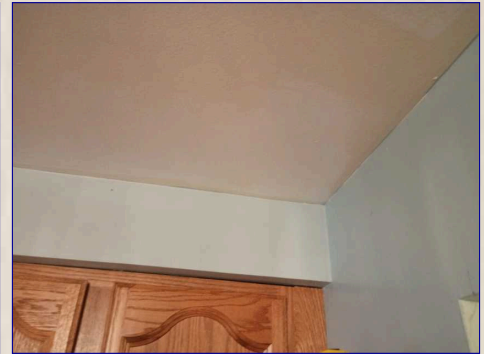
- There are cut rafters/trusses in the attic. Recommend a licensed structural engineer evaluate and repair or replace.



The Attic View



There are Moisture stained rafters/trusses in the attic. No Active moisture detected, Recommend Monitoring area above refrigerator in Kitchen



Location of potential water damage from Moisture stained beam

6. Evidence of condensation/moisture/leaking

- Evidence of condensation: Yes
- Evidence of moisture: Yes
- Evidence of leaking: Yes

Observations:

- There is staining and evidence of moisture on the roof sheathing as viewed from the attic. Recommend a licensed roofer repair.
- There is staining and evidence of prior moisture on the roof sheathing as viewed from the attic. No current moisture was detected during the inspection. Recommend monitoring and consulting a licensed roofer as needed.

7. Firewall between units

Firewall Between Units:

- Yes
- Needs repair/replacing

8. Electrical

- Electrical: No apparent defects



Crawl Space

1. Access

- Full Crawlspace
- Conditioned: No

Access:

- Interior
- Hatch door
- Floor

Observations:

- Floor finishes and other material may restrict visibility of some items listed below.

Crawl Space (continued)



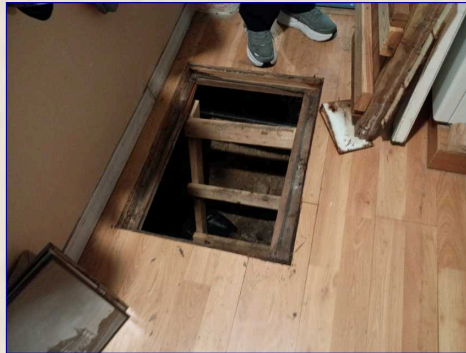
Crawlspace Access 1 Main Hallway



The Crawlspace View



The Crawlspace View



Crawlspace Access 2 in Laundry Room

2. Foundation Walls

Materials:

- Poured concrete

Condition:

- Not visible

Observations:

- There are expected vertical cracks in the foundation. All cracks have a potential for leaking and for future potential movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.
- Moisture stains present in the crawl space. Monitor and consult a licensed professional as needed.
- There is efflorescence on the foundation walls. Recommend monitoring and consulting a licensed contractor to repair as needed.



The crawlspace walls view



The crawlspace walls view



The crawlspace walls view

Crawl Space (continued)

3. Floor/Vapor Barrier

Material(s):

- Vapor Barrier: Plastic

Observations:

- There was evidence of moisture damage in the crawlspace. Recommend further evaluation and repair by a licensed professional prior to closing.



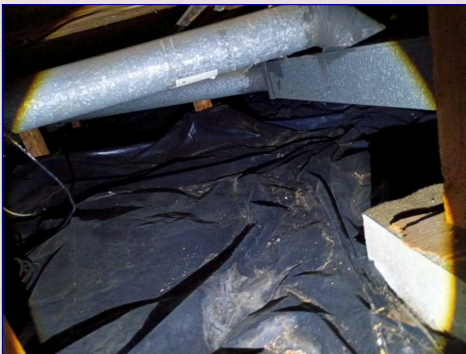
The crawl space floor



The crawl space floor



The crawl space floor



The crawl space floor



The crawl space floor

4. Drainage

Drainage:

- Standing water: No
- Evidence of moisture damage: Yes

5. Ventilation

Ventilation:

- Location: None apparent

Condition:

- Additional ventilation recommended

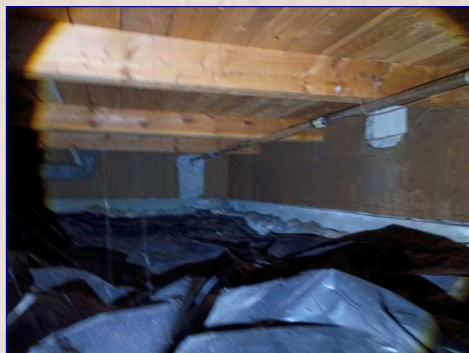
Observations:

- There are no wall vents in the crawl space area. Monitor and consult a licensed contractor as needed.

Crawl Space (continued)



There are no wall vents in the crawl space area. Monitor and consult a licensed contractor as needed.



There are no wall vents in the crawl space area.

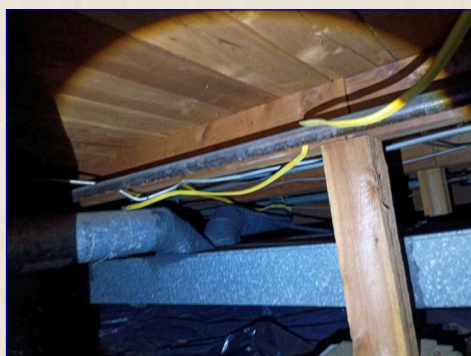


There are no wall vents in the crawl space area.

6. Joists/Subfloor

Material:

- Joists: Wood
- Subfloor: Plank



The joists

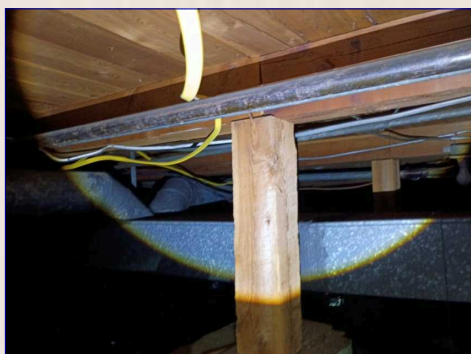


The subfloor

7. Girders/Beams/Columns

Materials:

- Wood



The column(s)



The beam



The column(s)

Crawl Space (continued)



The column(s) & Beam(s)

8. Electrical

Observations:

- There are spliced electric wires outside of a junction box in the crawlspace. This is a safety concern. A licensed electrician should repair.



Cloth covered Romex Branch Wiring



There are spliced electric wires outside of a junction box in the crawlspace. This is a safety concern. A licensed electrician should repair.

9. Insulation

Materials:

- Not visible



No visible insulation was noted in the crawlspace



No visible insulation was noted in the crawlspace



Plumbing

1. Main Gas Shut-off Location

Location:

- On the front exterior wall
- Main fuel: Natural Gas



The main gas shutoff

2. Main Water Shut-off Location

- Outside at curbside



The main water shutoff

3. Water Entry Piping

Type:

- Copper/Galvanized



The main water pipe at front wall

Plumbing (continued)

4. Lead Other Than Solder Joints

Lead other than solder joints:

- No

5. Visible Water Distribution Piping

Materials:

- Galvanized
- PEX Plastic

Observations:

• Brass fittings were noticed in the PEX house plumbing supply that appears to be manufactured by Zurn or other manufacturers. These fittings have been known to fail and have been part of a class action lawsuit. The yellow brass fittings can be located at joints in a plastic pipe. Brass fittings are secured in the pipe with copper crimp rings or stainless steel clamps. The fittings were used for various applications, including and without limitation, hot and cold water distribution in plumbing and radiant heating systems present in homes, residences, buildings, or other structures. As part of making an investment decision in this house, we recommend a licensed plumber, familiar with the fittings, referred to in the class action lawsuit(s) evaluate and repair, or replace the fittings as needed.

• Note that a plumbing system with PEX or other forms of plastic water supply pipe does not require any kind of electrical bonding/grounding.

• The irrigation system is not part of the home inspection, not tested. Recommend a professional contractor evaluate before using. Repair as needed.



The visible drain/waste piping



The visible water distribution piping.

6. Flow

Materials:

- Water pressure over 80psi

Observations:

• The water pressure in the house as measured at the hose bib is greater than 80 psi, which will create additional wear and tear on the plumbing fittings and household appliances. Recommend a licensed plumber repair.

7. Pipes Supply/Drain

Supply/Drain:

- Cross connection: No

8. Drain/Waste/Vent Pipe

- Materials: Cast Iron
- Materials: Galvanized
- Materials: **ABS**
- Type of home drain system: Sewer

Support/Insulation

- Metal strapping

Observations:

- Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.
- The drain/waste pipes in the home are rusted. Since the pipes are primarily underground, they are not part of the home inspection and are the homeowner's responsibility. It is recommended that a licensed plumber evaluate the entire cast iron system and make repairs as needed. Cast iron drain pipes have an expected life of 50-100 years and can be affected by various factors. The homeowner should consult with a licensed plumber for a regular piping inspection.



Main Plumbing Drain



The visible drain/waste piping

9. Traps - Proper P-Type/Drainage

Condition:

- Yes
- Drainage: Satisfactory



Water Heater

1. Brand Name

Brand Name::

- Brand: Rinnai
- Approximate Age based on data tag: 5-10+ years 04/17/2018 Per Paperwork
- Model # RUCS75i (REU-KCM2528FFU-US)
- Serial # KB. BA-011166

Water Heater (continued)



The Water Heater Gas Shut Off Valve



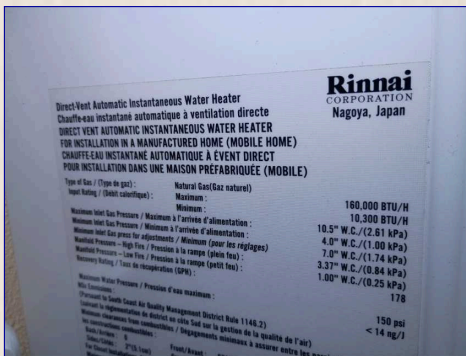
The Water Heater Area



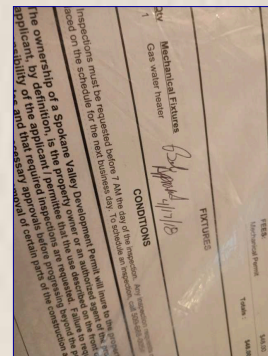
The Water Heater Water Shut Off Valve

2. Capacity/Fuel

- Capacity: On demand water heater
- Fuel: Natural Gas



Water Heater Information Tag



Install Date

3. Venting/Safety Devices

- Combustion Venting: Yes
- Seismic Restraints Needed: No
- Relief Valve Installed: Yes
- Relief Valve Extension Proper: Yes
- Relief Valve Extension Material Proper: Yes
- Vent Pipe: Satisfactory

4. Water Heater Condition



Multi Tap Electrical Receptacle at Water Heater



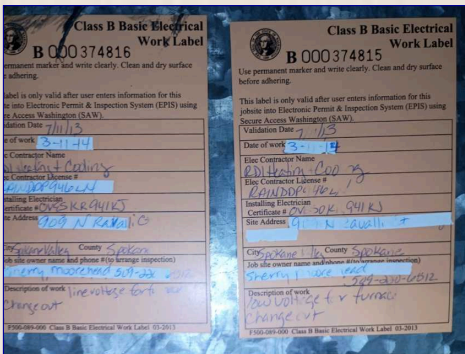
The Water Heater Condensation Pump



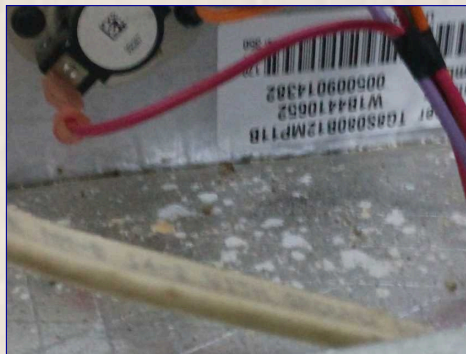
Heating System

1. General

- Brand: York Furnace
- Approximate Age based on data tag: 10-15+ years
- Model # TG8S080812MP11B
- Energy source: Natural Gas
- Warm air system: Direct Drive
- Warm air system: Central System



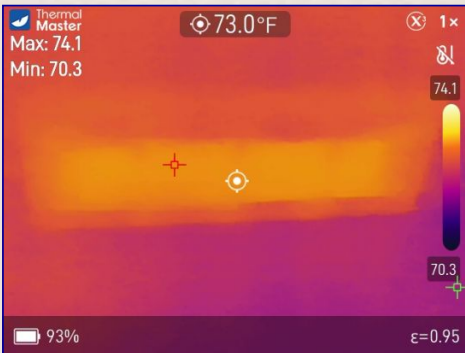
The furnace, WA L&I Approval tag



The furnace, data tag



HVAC Return Air



HVAC Return Air Temperature



HVAC Supply Air



HVAC Supply Air Temperature



Thermostat View



The furnace area



The furnace view, cover off

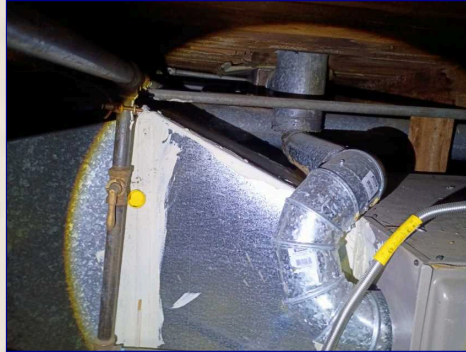
Heating System (continued)

2. Combustion System

- Heat Exchanger: Not visible
- Carbon Monoxide: None Detected
- Carbon Monoxide Tester: UEI Instruments carbon monoxide tester.
- **Combustion Air** Venting Present: Yes

Observations:

- No carbon monoxide was detected. Recommend regular monitoring with proper carbon monoxide detectors. Consult a licensed HVAC technician as needed.
- The furnace duct had some rusting. Repair as needed.



No carbon monoxide was detected. Recommend regular monitoring with proper carbon monoxide detectors. Consult a licensed HVAC technician as needed.

3. Safety Controls

Safety Controls:

- Disconnect: Yes
- Normal operating and safety controls observed
- Gas shut off valve: Yes
- Did the furnace shut off and restart after replacing the blower door? Yes

Observations:

- **The furnace gas valve has an older style valve has been known to leak over time. We recommend a licensed contractor upgrade the gas valve for added safety and convenience.**



The gas shutoff



The electrical shutoff switch



The OLD gas shutoff In line. - Recommend removing as Old Brass valves are known to leak at handle.

4. Distribution/Flue Piping

- Distribution: Metal duct
- Flue Piping: Properly Installed

5. Filter/Operation/Other

- Filter: Standard
- Filter: Needs cleaning/replacement
- When Turned On: Fired
- When Turned On - Proper Operation: Yes
- Did the furnace operate in fan only mode: Yes

6. Heating System Condition

Observations:

- The furnace is marked marginal based on age and potentially other issues. The actual operating life of any appliance is based on many factors that can not be predicted. Recommend regular maintenance based on the manufacturer specifications.



Electric - Main Panel

1. Main Panel General

Photo:

- Panel NOT evaluated -- Could not remove panel cover
- Location: Exterior wall
- Adequate Clearance to Panel: Yes



The main electrical service panel



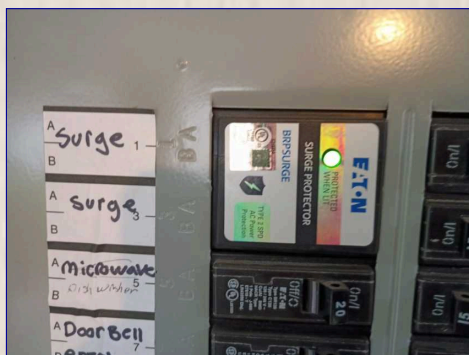
The main electrical Disconnect

2. Amperage/Voltage/Breakers/Fuses

- Amperage: 200 amps
- Voltage: 120/240 volts
- Breakers/Fuses: Breakers

3. GFCI/AFCI Breaker/Appears Grounded

- GFCI breaker installed: No
- GFCI breaker operable: No
- **AFCI** breaker installed: No
- Appears Grounded: Yes
- Surge protection installed: Yes



Surge Protection

4. Main Wire

Main Wire:

- Aluminum

5. Branch Wire

Type:

- Copper
- Romex
- Cloth covered Romex (obsolete)

Observations:

- Cloth covered wiring was noticed in the house. Cloth covered wiring is considered obsolete and may not adequately handle today's electrical needs. Recommend a licensed electrician evaluate and remove and repair as needed.
- Cloth covered wiring may contain asbestos, a safety concern. Recommend a qualified contractor evaluation.



Other

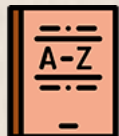
1. Other

Observations:

- Outbuildings are not part of the home inspection.



Outbuildings are not part of the home inspection.



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.