

# AWESOME DAY HOME INSPECTIONS, LLC

Home office 509-738-6400 Cell 509-680-8907

[awesomedayinspections@gmail.com](mailto:awesomedayinspections@gmail.com)

<https://www.awesomedayhomeinspections.com>



## RESIDENTIAL HOME INSPECTION

934 Valley-Westside Rd  
Colville WA 99114

Pamina J Hofer  
APRIL 13, 2019



Inspector  
David Beckstead

InterNACHI Certified Professional  
Inspector®  
509-738-6400  
[david@davidbeckstead.com](mailto:david@davidbeckstead.com)



Agent  
Emma Romo  
Keller Williams Realty, Colville  
Cell (509) 680-5897  
[emma@sherridotts.com](mailto:emma@sherridotts.com)

## Table of Contents

Table of Contents	2
SUMMARY	5
1: INSPECTION AND SITE DETAILS	7
2: UTILITY LOCATIONS AND SHUT-OFFS	8
3: EXTERIOR OF THE HOME	9
4: FOUNDATION	12
5: GROUNDS	13
6: ROOFING	20
7: INTERIORS	25
8: ELECTRIC SERVICE	32
9: BUILT-IN APPLIANCES	36
10: PLUMBING	38
11: WATER HEATER	39
12: HEATING	41
13: VENTILATION	44
14: ATTIC	45
15: WDO AND MOLD	47
16: GARAGE / OUT BUILDING	49
17: WELL EQUIPMENT	56

## 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 property that you are interested in purchasing. Please carefully read your entire Inspection Report. Feel free to call me after you have reviewed your report if you have any questions. 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 Spectora'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>

---

## 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.

## 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.



## SUMMARY



MINOR CONCERN



MODERATE CONCERN



MAJOR CONCERN

- ⌚ 3.1.1 Exterior of the Home - Wall Cladding: Moisture Damage and Rot
- ⌚ 3.4.1 Exterior of the Home - Screen/Storm Door(s) : Screen Door Damage
- ⚠ 3.7.1 Exterior of the Home - Exterior Outlets: Unsafe outlet
- 🔧 4.1.1 Foundation - Foundations and Floors (Structural): Common cracks
- ⌚ 5.2.1 Grounds - Walkway Observations: Significant cracks
- ⌚ 5.5.1 Grounds - Steps, Stairs and Handrails: Handrail not level or secure
- ⌚ 5.5.2 Grounds - Steps, Stairs and Handrails: Stair treads not secured correctly
- ⌚ 5.6.1 Grounds - Porch Observations: Advanced decay
- ⌚ 5.6.2 Grounds - Porch Observations: Loose handrail
- ⌚ 5.6.3 Grounds - Porch Observations: Moisture damage
- ⚠ 5.6.4 Grounds - Porch Observations: Major structural problem
- ⌚ 6.2.1 Roofing - Roof Coverings: Debris on roof
- ⌚ 6.3.1 Roofing - Plumbing and Combustion Vent(s): Damaged boot
- 🔧 6.5.1 Roofing - Roof Drainage Systems: Debris
- ⌚ 6.5.2 Roofing - Roof Drainage Systems: Downspout Discharge Concern
- ⌚ 6.5.3 Roofing - Roof Drainage Systems: Debris Blocked downspout
- ⌚ 6.6.1 Roofing - Chimney(s): Cap Missing
- ⌚ 6.6.2 Roofing - Chimney(s): Chimney and fireplace vent need cleaning
- 🔧 7.2.1 Interiors - Ceilings: Hairline cracks (cosmetic)
- ⌚ 7.2.2 Interiors - Ceilings: Minor Damage
- ⌚ 7.8.1 Interiors - Outlet Observations: Tested Hot & neutral reversed
- ⌚ 7.8.2 Interiors - Outlet Observations: Missing cover plate
- ⌚ 7.8.3 Interiors - Outlet Observations: GFCI Upgrade Recommended
- ⌚ 7.9.1 Interiors - Switch Observations: Switch Damaged
- ⌚ 7.10.1 Interiors - Light Fixture Observations: Inoperable lights
- ⌚ 7.11.1 Interiors - Ceiling Fan Observations: Ceiling fan noisy
- ⌚ 7.12.1 Interiors - Countertops & Cabinets: Cabinet Mock face
- ⌚ 7.13.1 Interiors - Lavatories / Sinks Observations: Leak noted

- ⌚ 7.14.1 Interiors - Toilet Observations: Toilet tank valve assembly defective
- ⌚ 8.1.1 Electric Service - Service Wires: Wire support not secure
- ⌚ 8.3.1 Electric Service - Electric Panel: Panel Dirty
- ⌚ 8.3.2 Electric Service - Electric Panel: Double tap, neutral bar
- ⌚ 8.3.3 Electric Service - Electric Panel: Open Knockout
- ⌚ 8.6.1 Electric Service - Smoke Detectors: Add Smoke Detectors
- ⌚ 10.5.1 Plumbing - Washer Machine Connections: Leaking Valve
- ⌚ 11.2.1 Water Heater - TPR valve - Pressure Relief Observations : No discharge pipe
- ⌚ 12.1.1 Heating - Heating Equipment: Heater and Receptacle safety issues
- ⌚ 12.1.2 Heating - Heating Equipment: Baseboard heating buzzing sound
- ⌚ 12.3.1 Heating - Fireplaces, Stoves & Inserts: Firewall Cracked
- ⌚ 13.1.1 Ventilation - Dryer Vent and Cover: Kinked vent
- ⌚ 15.3.1 WDO and Mold - Brown Rot Fungi: Brown rot fungi
- ⌚ 16.1.1 Garage / Out Building - General: Missing receptacle cover plates
- ⌚ 16.1.2 Garage / Out Building - General: Light fixtures not installed correctly
- ⌚ 16.1.3 Garage / Out Building - General: Cracks in cement entryways
- ⌚ 16.1.4 Garage / Out Building - General: Past roofing leak at chimney
- ⌚ 16.1.5 Garage / Out Building - General: Roof leaking
- ⌚ 16.1.6 Garage / Out Building - General: Washed-out or undermined (repair)
- ⚠ 16.2.1 Garage / Out Building - Sub-Panel: Water draining down electrical panel
- ⌚ 17.1.1 Well equipment - General: Leaking

# 1: INSPECTION AND SITE DETAILS

		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>R</b>
		IN = Inspected	NI = Limitations	NP = Not Present	R = Recommendations

## Information

**Inspection Start Time**

09:00 AM

**Inspection End Time**

6:00 PM

**Residence Type**

Single Family Home(2 story)

**Inspection Attendees**

Client not present, Renters present

**Inspection Type**

General Home Inspection

**Utilities Status**

The utilities were on at the time of inspection.

**Temperature at the time of inspection:**

Below 40 degrees

**Weather**

Raining

**Soil condition**

Wet

**Rain in the last 3 days:**

Yes

**Occupancy Status**

Occupied-Furnished

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.

## 2: UTILITY LOCATIONS AND SHUT-OFFS

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

### Information

#### Electrical Shutoff

2nd Floor outside porch South



#### Water Shutoff

Well house

Well house and secondary shutoff is to the right of the water heater.

#### Water Supply - Source

East well house

Private well water supply



### 3: EXTERIOR OF THE HOME

		IN	NI	NP	R
3.1	Wall Cladding	X			
3.2	Eaves, Soffits, Fascia and Trim	X			
3.3	Doors (Exterior)	X			
3.4	Screen/Storm Door(s)	X			
3.5	Windows (Exterior)	X			
3.6	Hose Bibs	X			
3.7	Exterior Outlets	X			
3.8	Exterior Fixtures	X			
3.9	Exterior Switches	X			
3.10	Exterior Wiring	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

#### Information

**Wall Cladding: Materials**

Wood

**Wall Cladding: Style**

Lap

**Eaves, Soffits, Fascia and Trim:**  
**Description of Eaves, Soffit and**  
**Fascia**

Wood Clad


**Screen/Storm Door(s) :**
**Screen/Storm Door(s)**

Metal

### Hose Bibs: Tested and Working

West

Hose bib was tested and operated correctly.



## Recommendations

### 3.1.1 Wall Cladding

#### MOISTURE DAMAGE AND ROT

SOUTHEAST



Moderate Concern

The exterior wall cladding had damage and/or deteriorated areas noted from moisture intrusion at the time of the inspection. Recommend qualified professional evaluate and repair as needed to prevent further damage. The damage was caused by downspouts.

Recommendation

Contact a qualified professional.



### 3.4.1 Screen/Storm Door(s)

#### SCREEN DOOR DAMAGE

One or more screen doors were damaged at the time of inspection. Repairs recommended.



Moderate Concern

Recommendation

Contact a qualified professional.



### 3.7.1 Exterior Outlets

#### **UNSAFE OUTLET**

SOUTH 2ND FLOOR PORCH

This receptacle is unsafe. Recommend a total replacement.

Recommendation

Contact a qualified electrical contractor.



Major Concern



## 4: FOUNDATION

		IN	NI	NP	R
4.1	Foundations and Floors (Structural)	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

### Information

#### Foundations and Floors

#### (Structural): Foundation

Poured concrete, Slab on Grade

#### Foundations and Floors

#### (Structural): Floor/Slab

Poured Slab

### Reommendations

#### 4.1.1 Foundations and Floors (Structural)



Minor Concern

#### COMMON CRACKS

Common cracks were visible in the floor slab. 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 settling due to incomplete compaction of the soil beneath the slab during construction. This also is not an unusual condition and typically would not continue. heaving of the soil due to the presence of expansive soils. Determining the cause of cracking lies beyond the scope of the General Home Inspection.



## 5: GROUNDS

		IN	NI	NP	R
5.1	Driveway Observations	X			
5.2	Walkway Observations	X			
5.3	Vegetation Observations	X			
5.4	Grading Observations	X			
5.5	Steps, Stairs and Handrails	X			
5.6	Porch Observations	X			
5.7	Deck Observations	X			
5.8	Patio Doors	X			
5.9	Patio Screen Doors	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

### Information

#### Driveway Observations:

##### Driveway Type:

Gravel/dirt driveway noted.



#### Walkway Observations:

##### Walkway

Concrete sidewalk noted.

#### Porch Observations: Porch Floor

Wood beams, Wood joists

#### Porch Observations: Porch

##### Foundation

Poured concrete

### Recommendations

#### 5.2.1 Walkway Observations

#### SIGNIFICANT CRACKS

Significant cracks are visible in the walkways at the time of the inspection. This creates a trip hazard. Recommend further evaluation.

Recommendation

Contact a qualified professional.



Moderate Concern



## 5.5.1 Steps, Stairs and Handrails

**HANDRAIL NOT LEVEL OR SECURE**

2ND FLOOR EAST

The handrail is bending outward and has lost its strength. Recommend securing this railing.

Recommendation

Contact a qualified professional.

Moderate Concern



## 5.5.2 Steps, Stairs and Handrails

**STAIR TREADS NOT SECURED CORRECTLY**

SOUTHEAST

Stair treads are minimally held together on the stringers. This is an unsafe installation. Some of the treads are loose. A few of the treads are starting to rot. Recommend total replacement of treads and a more professional system to hang them.

Recommendation

Contact a qualified professional.

Moderate Concern



### 5.6.1 Porch Observations

#### ADVANCED DECAY



Probing multiple areas of this porch revealed the presence of advanced wood decay. Wood decay significantly weakens framing. This is Wood Rot Fungi. Often I could push the probe almost completely through. All of this rot was painted over. Recommends having the affected areas replaced by a qualified professional.

#### Recommendation

Contact a qualified professional.





#### 5.6.2 Porch Observations

#### **LOOSE HANDRAIL**

##### SOUTHEAST

The porch stair handrail was loose and needed re-fastening. This condition is a potential fall hazard. The Inspector recommends repair by a qualified contractor.



#### 5.6.3 Porch Observations

#### **MOISTURE DAMAGE**

Multiple areas of the porch ceiling sheathing had moisture leaks from the roofing.

Recommend further evaluation and repair.

Recommendation

Contact a qualified professional.





#### 5.6.4 Porch Observations

### MAJOR STRUCTURAL PROBLEM



The Southside porch system is starting the process of collapsing. Two or more posts are sinking which is creating a significant problem from the top down. The center area is bowing inwards.

A few concerns:

1. There is a large ripple in the roof where porch connects to the main house. This could be poor construction from the original edition of the porch to the home or could be the byproduct of the sinking posts.
2. Original ledger board bolts were taken out. This significantly weakens the whole system.
3. The wood rot in the center of the horizontal support beams.

I suggest a Structural engineer evaluate this porch system.

Recommendation

Contact a qualified structural engineer.





## 6: ROOFING

		IN	NI	NP	R
6.1	General	X			
6.2	Roof Coverings	X			
6.3	Plumbing and Combustion Vent(s)	X			
6.4	Flashings	X			
6.5	Roof Drainage Systems	X			
6.6	Chimney(s)	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

### Information

**General: Roof Inspection**
**Method**

Walked on Roof Surface


**General: Roof Material**

3-Tab Asphalt/Fiberglass

**General: Roof Type/Style**

Gable

**General: Roof Ventilation Type**

Gable Vents

**Plumbing and Combustion**
**Vent(s): Vent Material**

Plastic

**Roof Drainage Systems: Gutter**
**Material**

Vinyl

**Chimney(s): Description of Chimney**

Stone

### Limitations

**General**
**ROOF: WEATHER (CANNOT BE TRAVERSED BY WALKING)**

Weather such as rain, lightning, ice, dampness or wind makes traversing the roof unsafe for the inspector. This roof will be inspected by other means such as a ladder to the edge, from the ground and with binoculars.

### Recommendations

**6.2.1 Roof Coverings**
**DEBRIS ON ROOF**


Moderate Concern

Moss accumulated on the roof at the time of the inspection may damage and/or shorten the life expectancy of the roof covering materials by retaining moisture. Clearing the roof of moss should be included in annual maintenance to ensure proper roof drainage and prevent possible damage to roofing materials.

Recommendation

Contact a qualified professional.



#### 6.3.1 Plumbing and Combustion Vent(s)

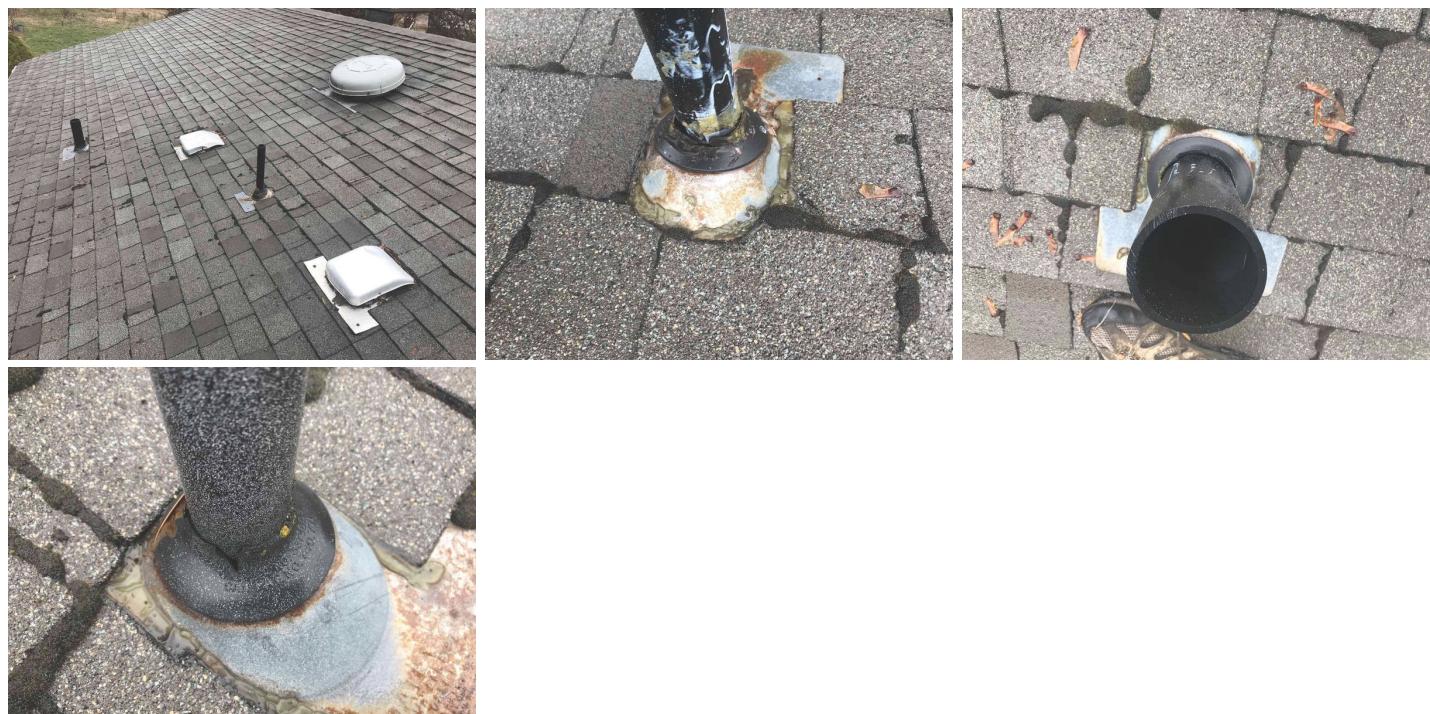


##### DAMAGED BOOT

The rubber boot at a roof plumbing vent pipe was damaged and may allow moisture intrusion of the roof assembly. Recommend replacement.

Recommendation

Contact a qualified professional.



#### 6.5.1 Roof Drainage Systems



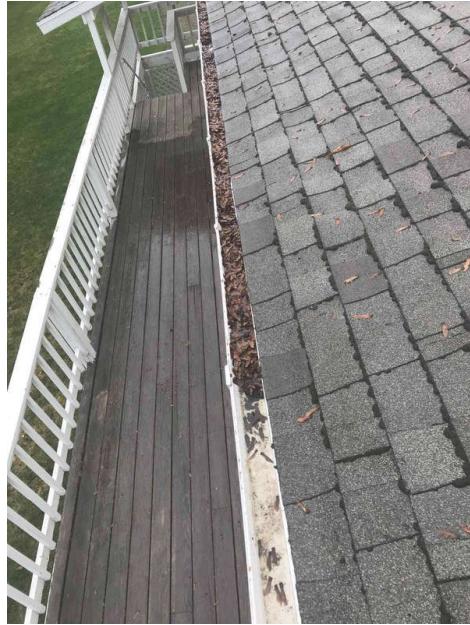
##### DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Recommended DIY Project



#### 6.5.2 Roof Drainage Systems

#### DOWNSPOUT DISCHARGE CONCERN

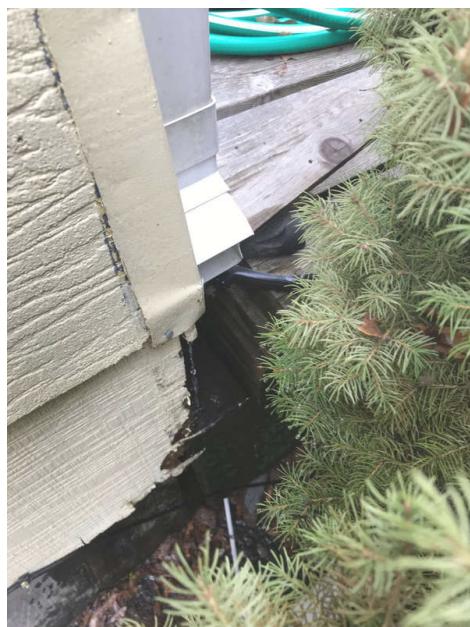
- Moderate Concern

Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Recommended DIY Project



## 6.5.3 Roof Drainage Systems

**DEBRIS BLOCKED DOWNSPOUT**

## NORTHEAST

The downspout was blocked and leaking water down the siding. This could be one of the reasons the siding is rotting in this area. Recommend cleaning of this downspout.

Recommendation

Contact a qualified professional.



Moderate Concern



## 6.6.1 Chimney(s)

**CAP MISSING**

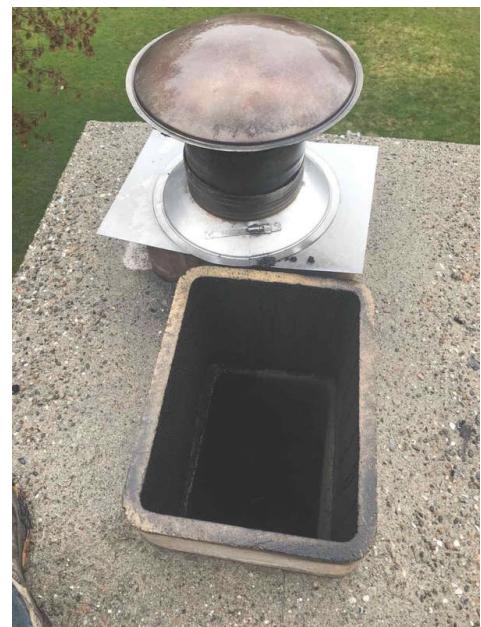
Chimney cap missing. This was allowing water (it was raining while I inspected this area) to enter into the chimney system which can move into the home and cause damage to other systems. Recommend new cap with screen.

Recommendation

Contact a qualified professional.



Moderate Concern



## 6.6.2 Chimney(s)

**CHIMNEY AND FIREPLACE VENT NEED CLEANING**

There was creosote buildup in both vents and flues. This situation can cause a fire. Recommend a cleaning.

Recommendation

Contact a qualified professional.



Moderate Concern



## 7: INTERIORS

		IN	NI	NP	R
7.1	General	X			
7.2	Ceilings	X			
7.3	Walls	X			
7.4	Doors	X			
7.5	Windows	X			
7.6	Floors	X			
7.7	Steps, Stairways & Railings				
7.8	Outlet Observations	X			
7.9	Switch Observations	X			
7.10	Light Fixture Observations	X			
7.11	Ceiling Fan Observations	X			
7.12	Countertops & Cabinets	X			
7.13	Lavatories / Sinks Observations	X			
7.14	Toilet Observations	X			
7.15	Bathtub Observations	X			
7.16	Shower Observations	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

### Information

**Ceilings: Ceiling Material**  
Gypsum Board

**Walls: Wall Material**  
Drywall

**Windows: Window Type**  
Sliders



**Windows: Window Material**  
Metal

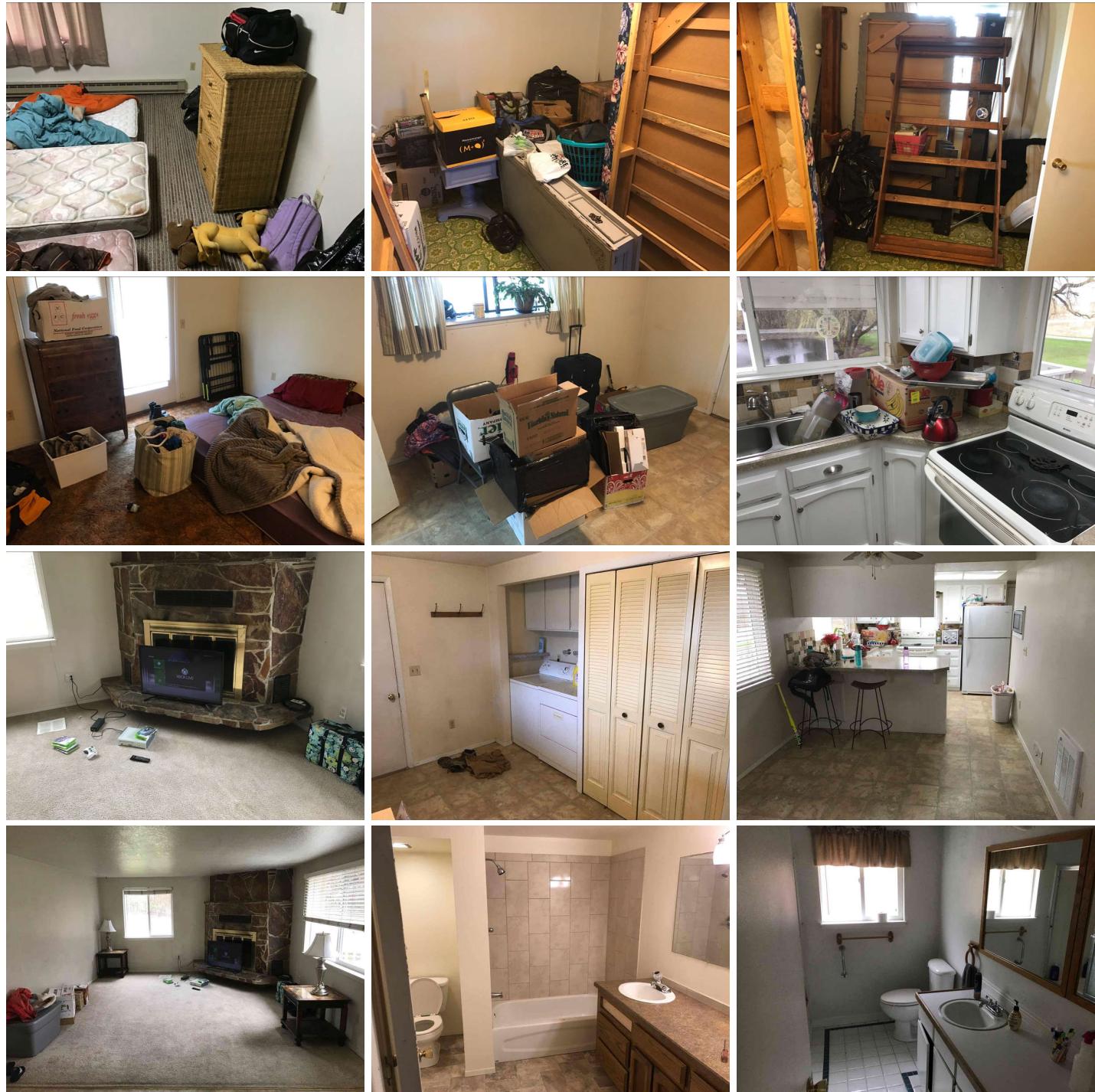
**Floors: Floor Coverings**  
Carpet, Linoleum

### Limitations

General

**FURNISHED- LIMITED**

The 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.





## Reommendations

### 7.2.1 Ceilings

#### HAIRLINE CRACKS (COSMETIC)



One or more areas of the ceiling had hairline cracks or minor damage (cosmetic) noted.

Monitor these areas in case these cracks widen or get longer. These are normal settlement cracks.



### 7.2.2 Ceilings

#### MINOR DAMAGE

##### BEDROOM SOUTH

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Recommend patching this area.

Recommendation

Contact a qualified professional.



### 7.8.1 Outlet Observations

#### TESTED HOT & NEUTRAL REVERSED

##### BASEMENT BEDROOM

One or more electrical outlets when tested indicated hot and neutral wires reversed. This is a safety issue that needs to be corrected. I recommend a qualified licensed electrical contractor should correct as needed.



## Recommendation

Contact a qualified professional.



## 7.8.2 Outlet Observations

**MISSING COVER PLATE**

## BASEMENT

One or more electrical outlets was missing a cover plate. This condition left energized electrical components exposed to touch. This is safety hazard should be corrected by a qualified electrical contractor.

## Recommendation

Contact a qualified professional.



Moderate Concern



## 7.8.3 Outlet Observations

**GFCI UPGRADE RECOMMENDED**

No GFCI's in the home.

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
- Crawl space (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.



Moderate Concern



#### 7.9.1 Switch Observations

### SWITCH DAMAGED

#### BASEMENT BATHROOM

A switch was worn or damaged at the time of the inspection. I could hear a slight electrical short in this area. The light would turn on for less than a second when switching off but would not turn on. This safety hazard should be corrected by a qualified electrical contractor.

#### Recommendation

Contact a qualified professional.

Moderate Concern



#### 7.10.1 Light Fixture Observations

### INOPERABLE LIGHTS

One or more lights in the interior living areas did not respond to the switch. The bulbs may need to be replaced or there may be a problem with the switches, wiring or light fixtures. If after the bulb is replaced and light still fails to respond to the switch, this condition may be a potential fire hazard and I recommend that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

#### Recommendation

Contact a qualified electrical contractor.

Moderate Concern



#### 7.11.1 Ceiling Fan Observations

### CEILING FAN NOISY

A ceiling fan was noisy during operation. This condition is typical of deteriorated fan components. Consider fan repair or replacement.

Moderate Concern

## Recommendation

Contact a qualified electrical contractor.

**VIDEO**

## 7.12.1 Countertops &amp; Cabinets

**CABINET MOCK FACE**

## BASEMENT BATHROOM

The mock cabinet face fell off as I was inspecting. This needs to be reinstalled.

## Recommendation

Contact a qualified professional.



Moderate Concern



## 7.13.1 Lavatories / Sinks Observations

**LEAK NOTED**

## KITCHEN

A small leak noted under sink at the time of inspection. Recommend repair.

## Recommendation

Contact a qualified plumbing contractor.



Moderate Concern



## 7.14.1 Toilet Observations

**TOILET TANK VALVE ASSEMBLY DEFECTIVE**

The toilet tank valve assembly was defective. Replacement is recommended.

## Recommendation

Contact a qualified professional.



Moderate Concern



## 8: ELECTRIC SERVICE

		IN	NI	NP	R
8.1	Service Wires	X			
8.2	Meter	X			
8.3	Electric Panel	X			
8.4	Branch Wiring	X			
8.5	Circuit Breakers	X			
8.6	Smoke Detectors	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

### Information

**Service Wires: Service Type**  
Overhead



**Meter: Service Amps and Voltage**  
200 Amps



**Electric Panel: Main Panel Location**  
Outside south upstairs porch



**Electric Panel: Panel Rating**

200

**Electric Panel: Main Shut Off**

200 Amps

**Electric Panel: Service Conductor**

Multi-strain Aluminum, Copper

**Electric Panel: Protection**

Breakers

**Electric Panel: Panel Manufacturer**

General Electric

**Reommendations**

## 8.1.1 Service Wires

**WIRE SUPPORT NOT SECURE**

Wire support system is older and wires are not secure. A high wind could drop the wires onto the roof. Recommend a new support system.

Recommendation

Contact a qualified professional.



Moderate Concern



### 8.3.1 Electric Panel

#### PANEL DIRTY



The interior of the service panel was dirty and needed cleaning. This condition may affect the ability of electrical components within the service panel to function as they were designed. The Inspector recommends that the service panel be cleaned by a qualified electrical contractor.

##### Recommendation

Contact a qualified professional.



### 8.3.2 Electric Panel

#### DOUBLE TAP, NEUTRAL BAR

Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices.

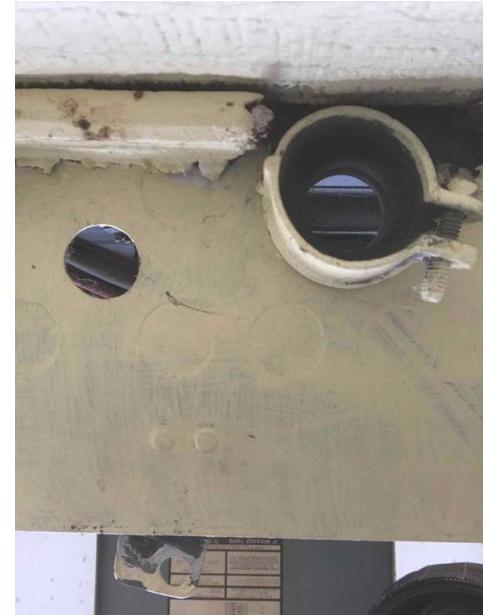


### 8.3.3 Electric Panel

#### OPEN KNOCKOUT

Moderate Concern

One or more knockouts were missing from panel. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.



### 8.6.1 Smoke Detectors

#### ADD SMOKE DETECTORS

Moderate Concern

Recommend installing at least one smoke detector on each level of the home and one in each bedroom to bring up to modern safety standards.

Recommendation

Contact a handyman or DIY project



## 9: BUILT-IN APPLIANCES

		IN	NI	NP	R
9.1	General Appliance Statement	X			
9.2	Dishwasher	X			
9.3	Range/Oven/Cooktop	X			
9.4	Microwave	X			
9.5	Refrigerator	X			
9.6	Washer and dryer	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

### Information

**Range/Oven/Cooktop:**
**Range/Oven Energy Source**

Electric


**Range/Oven/Cooktop: Exhaust**
**Hood Type**

Vented

**Range/Oven/Cooktop: Tested and Works**

Range top works. The oven was not tested.

**Refrigerator: Visually Inspected and Works**

This inspector does not test the ice or water making mechanisms. The age, company make and model, and long-term functionality are not addressed in this report. This is a limited inspection.



### 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 in 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 disclaims 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.

#### Dishwasher

### NOT TESTED

Running a quick cycle does not show that the dishwasher works 100% and an inspector does not have the time to run it completely through all the cycles. This inspector disclaims the dishwasher in this report.



#### Washer and dryer

### NOT TESTED

Running a quick cycle does not show that the washer or dryer works 100% and an inspector does not have the time to run it completely through all the cycles. This inspector disclaims the washer and dryer in this report.



# 10: PLUMBING

		IN	NI	NP	R
10.1	Main Water Shut Off	X			
10.2	Supply Branch Piping	X			
10.3	Drainage, Wastewater & Vent Piping	X			
10.4	Water Flow and Pressure	X			
10.5	Washer Machine Connections	X			
10.6	Water Quality	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

## Information

**Supply Branch Piping: Supply Branch Piping Material**

Copper

**Drainage, Wastewater & Vent Piping: Description of DWV**

ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color

## Recommendations

**10.5.1 Washer Machine Connections**
**LEAKING VALVE**

A washing machine supply line valve appeared to be leaking at the time of the inspection. Repairs are recommended by a qualified person.



Moderate Concern



# 11: WATER HEATER

		IN	NI	NP	R
11.1	Water Heater Observations	X			
11.2	TPR valve - Pressure Relief Observations	X			
11.3	Fuel Supply Observations	X			
11.4	Hot Water Temperature	X			

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

## Information

### Water Heater Observations:

#### Location

Basement, Bathroom



### Water Heater Observations:

#### Water Heater Capacity

50 Gallons

### TPR valve - Pressure Relief Observations : Pressure Relief Extension Material

Galvanized

### Fuel Supply Observations: Fuel

#### Source

[[Electric]] This was an electric water heater.

## Hot Water Temperature : Hot Water Temperature - Kitchen Facet

Kitchen

120

The generally accepted safe water temperature is one hundred twenty degrees Fahrenheit or less.



## Reomendations

11.2.1 TPR valve - Pressure Relief

Observations

### NO DISCHARGE PIPE

The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor. The TPR V ALVE SHOULD NOT BE TESTED UNTIL A PROPER DISCHARGE PIPE HAS BEEN INSTALLED

Recommendation

Contact a qualified professional.

Moderate Concern



## 12: HEATING

		IN	NI	NP	R
12.1	Heating Equipment	X			
12.2	Heating & Cooling Distribution	X			
12.3	Fireplaces, Stoves & Inserts	X			
12.4	Chimney & Vent Systems	X			
12.5	Thermostat Observations	X			
12.6	Vents, Flues & Chimneys	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

### Information

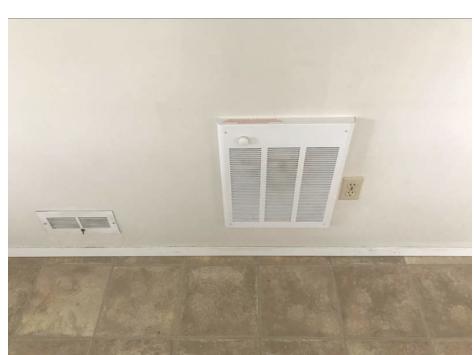
#### Heating Equipment: Energy Source

Electric, Wood

#### Heating Equipment: Heat Type

Electric Baseboard, Electric Wall Heater, Radiant Heat

All heaters I tested were working. Many heaters were covered with renters household stuff. I could only test those heaters that were clear. All rooms had a thermostat.



#### Heating Equipment: Radiant heating in ceiling

Master Bedroom

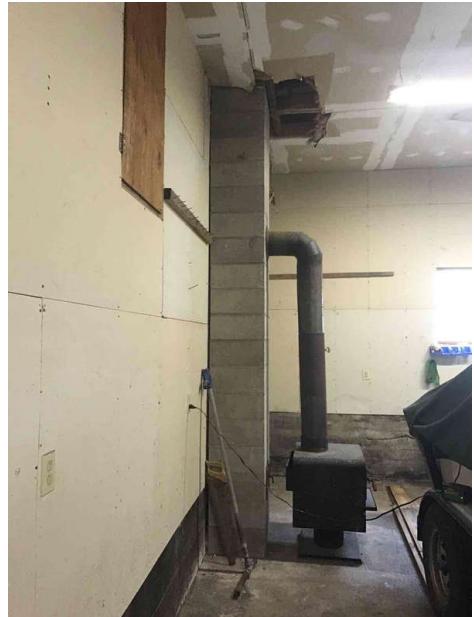
Master Bedroom had a ceiling heating system that was completely hidden from me. It was on and working at the time of inspection.



**Fireplaces, Stoves & Inserts: Type**

Basement - Living Room - Garage

Woodstove

**Recommendations**

## 12.1.1 Heating Equipment

**HEATER AND RECEPTACLE SAFETY ISSUES**

## BASEMENT

The receptacle should not be located right above an electric baseboard heater. Any cord plugged in can lay on the heater and melt, causing an electrical fire. Suggest terminating this receptacle.

Recommendation

Contact a qualified professional.



Moderate Concern



#### 12.1.2 Heating Equipment

### BASEBOARD HEATING BUZZING SOUND

Moderate Concern

This heater was bussing. Recommend HVAC professional to evaluate.

Recommendation

Contact a qualified HVAC professional.



#### 12.3.1 Fireplaces, Stoves & Inserts

### FIREWALL CRACKED

BASEMENT

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.

Moderate Concern



## 13: VENTILATION

		IN	NI	NP	R
13.1	Dryer Vent and Cover	X			
13.2	Bathroom Exhaust Fan & Vent	X			
13.3	Range Hood Exhaust Fan & Vent	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

### Information

#### Range Hood Exhaust Fan & Vent:

#### Range Hood Exhaust Fan & Vent

Range Hood, Vented



### Reommendations

#### 13.1.1 Dryer Vent and Cover

#### KINKED VENT

#### UTILITY ROOM

The dryer vent was kinked and/or crushed where it exited the back of the dryer. Space limitations made proper venting difficult. Special hardware is available which will allow proper venting in areas with space limitations. I recommend installation of hardware which will not restrict dryer exhaust air flow, the restriction of which can result in lint accumulation or vent blockage which can cause the dryer to overheat; a potential fire hazard and a condition which will shorten the dryer's lifespan.

Recommendation

Contact a qualified professional.



Moderate Concern



## 14: ATTIC

		IN	NI	NP	R
14.1	General	X			
14.2	Attic Access	X			
14.3	Ventilation of Attic	X			
14.4	Insulation / Vapor Barrier	X			
14.5	Roof Observations (Structural)	X			
14.6	Ventilation Fans and Thermostatic Controls in Attic	X			
14.7	Electrical	X			

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

## Information

### Ventilation of Attic: Vents



**General: Attic pictures**

This Attic was very clean. I did not see any leaking anywhere that I could physically crawl.



# 15: WDO AND MOLD

		IN	NI	NP	R
15.1	Structural Pest Inspector - General	X			
15.2	Mold	X			
15.3	Brown Rot Fungi	X			
15.4	Anobiid Powderpost Beetle (Deathwatch) (Furniture)	X			
15.5	Carpenter Ant	X			
15.6	Subterranean Termite	X			
15.7	Roundhead Borer (Cerambycidae) (Longhorned Beetle)	X			
15.8	White Rot Fungi	X			
15.9	Bostrichid Beetle (False Powderpost) (Bamboo Borer)	X			
15.10	Lyctid Powderpost Beetle (True Powderpost beetle)	X			
15.11	Drywood Termite	X			
15.12	Dampwood Termite	X			
15.13	Ambrosia Beetle (Platypodidae)	X			
15.14	Flatheaded Borer (Buprestidae) (Metallic Wood Borer)	X			
15.15	Bark Beetle (Scolytidae) (Engraver Beetle)	X			
15.16	Moisture Ant	X			

IN = Inspected

NI = Limitations

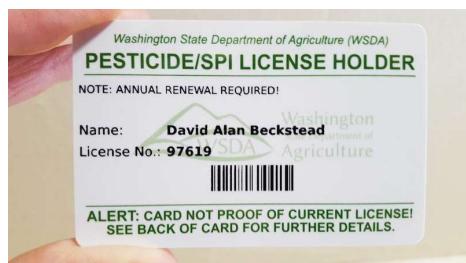
NP = Not Present

R = Recommendations

## Information

### Structural Pest Inspector - 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.



## Brown Rot Fungi: Brown Rot Fungi

Brown Rot Fungi is the most common Wood Destroying Organism (WDO) in Washington State. Known by another name (Dry Rot), which is funny because you need moisture for it to grow. As a licensed Structural Pest Inspector I must report on this WDO. I see it all the time. Stop the moisture problem and you stop this organism. My job is to find, report and recommend fixing the moisture leak associated with this and fixing or replacing any wood that is no longer structurally sound because of it.



## Reommendations

### 15.3.1 Brown Rot Fungi

#### BROWN ROT FUNGI

Brown Rot Fungi was found all over the porch system. Images and explanations in the Porch system area of this report.

Recommendation

Contact a qualified professional.



Moderate Concern

# 16: GARAGE / OUT BUILDING

		IN	NI	NP	R
16.1	General	X			
16.2	Sub-Panel	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

## Information

**Sub-Panel: Panel Location**

Garage


**Sub-Panel: Panel Manufacturer**

General Electric

**Sub-Panel: Panel Rating**

100


**Sub-Panel: Service Conductor**

Copper

**Sub-Panel: Branch Wiring**

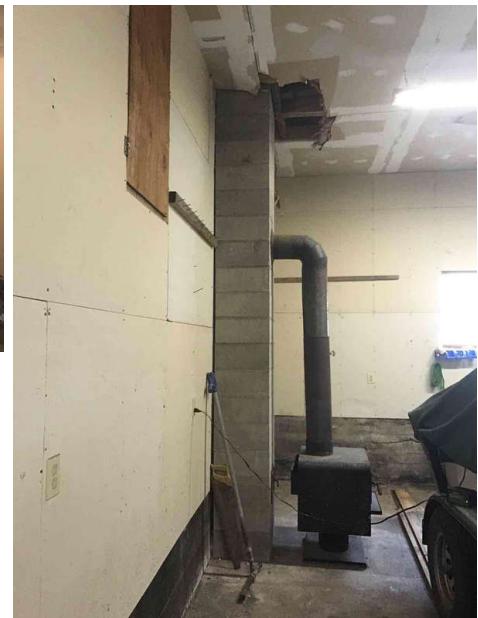
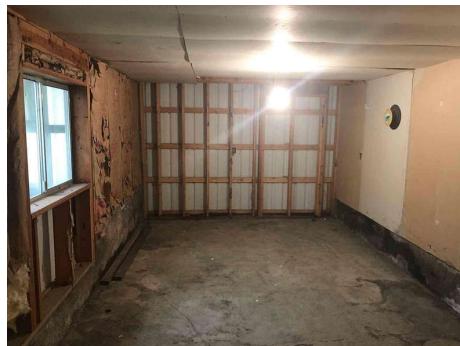
Copper

**Sub-Panel: Protection**

Breakers

**General: Images of garage**

Outbuilding Garage

**Limitations**

General

**ROOF: WEATHER (CANNOT BE TRAVERSED BY WALKING)**

Rain made traversing the metal and slippery roof unsafe for the inspector. This roof will be inspected by visual means from the hill and ground.

## Recommendations

### 16.1.1 General

#### MISSING RECEPTACLE COVER PLATES

Recommendation

Contact a qualified professional.



Moderate Concern



### 16.1.2 General

#### LIGHT FIXTURES NOT INSTALLED CORRECTLY

Recommendation

Contact a qualified professional.



Moderate Concern



### 16.1.3 General

#### CRACKS IN CEMENT ENTRYWAYS

Recommendation

Contact a qualified professional.



Moderate Concern



## 16.1.4 General

**PAST ROOFING LEAK AT CHIMNEY**

Recommendation

Contact a qualified professional.

Moderate Concern



## 16.1.5 General

**ROOF LEAKING**

Recommendation

Contact a qualified professional.

Moderate Concern



## 16.1.6 General



Moderate Concern

**WASHED-OUT OR UNDERMINED (REPAIR)****GARAGE / OUTBUILDING**

The concrete foundation has washed-out or undermined area(s) at the time of the inspection. Many locations on the west side of the garage has had erosion of the hillside pushing dirt and rock up against the garage. Also, frost heave and pressure from dirt are creating horizontal cracks in the foundation walls. This area needs to be excavated to stop the negative grade from bringing water into the garage and causing problems with foundation walls.

## Recommendation

Contact a qualified professional.





## 16.2.1 Sub-Panel

⚠️ Major Concern**WATER DRAINING DOWN ELECTRICAL PANEL**

## GARAGE / OUTBUILDING

While it was raining, at the time of inspection, water was moving down electrical conduit and on to sub panel box. Water is dangerous around electricity. I did not see any water entering the panel and onto the breakers. Electrical conduit on the roof should be booted or flashed to keep water from entering. When repairing this defect on top of the garage, all other roof penetrations should be inspected and repair any other defects.

I was not able to traverse the garage roof because of slippery surfaces while raining.

## Recommendation

Contact a qualified professional.





## 17: WELL EQUIPMENT

		IN	NI	NP	R
17.1	General	X			
17.2	Electrical	X			
17.3	Filter tanks	X			
17.4	Pressure tank	X			
17.5	Pump	X			
17.6	Water softerner	X			
17.7	Well casing	X			
17.8	Well Flow / Quantity Test				

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

### Reommendations

#### 17.1.1 General

#### LEAKING

One or more leaks were found in pipes and/or fittings. A qualified well or plumbing contractor should evaluate and repair as necessary.

