

iNK Home Inspections, LLC

Property Inspection Report



1220 Dreamers Lane, Anacortes, Wa 98221

Inspection prepared for: Thomas Clancy & Company

Real Estate Agent: na -

Date of Inspection: 3/29/2021 Time: 10:00am

Age of Home: 2008, 13yrs Size: 2663.5 sqft

Weather: 50* dry



Inspector: Paul Ryan

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Your Home Inspection

We appreciate the opportunity to conduct this inspection for you. Please review your entire inspection report carefully. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home. The inspection is intended to assist in evaluation of the overall condition of the dwelling and is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. This inspection is not intended as a prediction of future conditions.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure. It is important to note that the inspection may be limited by vegetation and possessions. Depending upon the age of the property, some common items may not be installed, i.e. GFI outlets. Therefore, this inspection and report focuses on safety, function and condition as oppose to current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair, though cosmetic observations will be made and code references can be used in the case of newer construction where applicable for a guide in correction.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on its value or that involves an unreasonable risk to people. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life is not by itself a material defect. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

For your safety and liability purposes, we recommend that licensed professionals evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Please feel free to contact our office with any questions or concerns and thank you for your business.

Summary of Deficient Items

The following summary is not a comprehensive listing of all of the findings in the report, just notable items. These findings can be a safety hazard, a deficiency, or items that are in need of repair or replacement. Please review the report in its entirety as the summary alone does not explain all of the issues nor does it specify the systems of subsystems of the property. It is our recommendation that repairs be done by a licensed professional. I recommend obtaining a copy of all receipts, warranties and permits for any work completed. This report supports opinions and or photo supported deficiencies.

Color Selection are chosen to accomodate individuals with red / green color deficiencies, not alarm or raise a level of deficiencies.

Blue = Notable and maintenance items with lower concern.

Orange = Items in need of replacment, repair, correction or improvement.

Red = Items with safety or health concerns; and or defects of a higher concern.

Grounds		
Page 5 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. Trim back tree on east side of structure. • Remove decayed stump left of main entrance, where heavy WDC insect activity is noted.
Page 6 Item: 5	Grounds Electrical	<ul style="list-style-type: none"> • Single step light lit when operated then went out, have lights checked for serviceability and replace bulbs. • Surface mounted wiring noted under deck, electrical should have been ran in conduit to reduce risk of physical damaged. • Electrical line under deck not properly terminated, have line capped and terminated in junction box.
Page 7 Item: 9	Plumbing	<ul style="list-style-type: none"> • Outdoor shower did not have water at time of inspection, check with seller on shutoff location for testing.
Exterior Areas		
Page 7 Item: 1	Siding Condition	<ul style="list-style-type: none"> • Caulk/seal siding at stone wall connection, where weather barrier is exposed. • Several nuts are loose at post brackets, have technician lock-tight and seat all nuts. • Seal all large gaps at siding penetrations to reduce weather or pest intrusion, check during routine maintenance.
Page 8 Item: 3	Eaves, Trim & Facia	<ul style="list-style-type: none"> • Organic growth in eaves, treat/clean and seal during routine maintenance. • Larger splits in extruded lumber tails, prep and seal with chinking putty or preserve.
Page 9 Item: 5	Doors	<ul style="list-style-type: none"> • South facing doors window and sliders need to be resealed with coating due to heavy sun exposure. Have doors and slider frames treated and sealed to preserved during routine maintenance.
Page 9 Item: 6	Patio and Porch Deck	<ul style="list-style-type: none"> • Beam and joist connections were missing strapping/hurricane clips (H1 clips). Have required strapping installed to bring up to current regional building requirements. • Post under deck have form tube around post, recommend removing black plastic forms to prevent debris and water from being held against wood post, promoting premature decay. • Deck coating is weathered, re-coat decks to preserve decking material. Routine maintenance item.
Roof		
Page 10 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Clean roof areas: Significant amounts of organic debris evident.
Page 11 Item: 2	Vent Condition	<ul style="list-style-type: none"> • Loose boot at East side of roof over 1 1/2" PVC pipe, have sealed at connection to reduce weather intrusion at his point.
Page 12 Item: 5	Spark Arrestor	<ul style="list-style-type: none"> • No chimney spark arrestor observed; Install spark arrestor to be up to current building requirements and reduce risk of fire in wooded area.
Attic		
Page 12 Item: 1	Access Condition	<ul style="list-style-type: none"> • No hatch door for in wall space, install cover to maintain wall covering requirements.

Page 12 Item: 3	Electrical	<ul style="list-style-type: none"> • Electrical box covers missing, install covers where needed to reduce risk of shock or shorts. • Communication box cover removed, have cover reinstalled and area cleared of construction debris.
Electrical		
Page 16 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Unknown item attached to neutral with lead wire hanging, inspector capped exposed end. Have electrician evaluate and remove or properly connect. • Panel cover missing screws, install where missing to better secure. (X6)
Interior Areas		
Page 18 Item: 5	Smoke	<ul style="list-style-type: none"> • Testable Smoke detectors not within 10' of all sleeping areas, relocate or add additional alarms to bring up to standards.
Page 19 Item: 6	CO2	<ul style="list-style-type: none"> • Missing CO2 detectors, install 1 per level and within 10' of sleeping areas.
Page 19 Item: 11	Fireplace	<ul style="list-style-type: none"> • Flue is dirty and should be swept as a routine maintenance item. • Damper appears to be damaged and did not operate as designed, have Fire place specialist evaluate and repair.
Kitchen		
Page 20 Item: 2	Counters	<ul style="list-style-type: none"> • Caulk back splash where grout or caulk is missing. Noted behind main sink.
Page 20 Item: 9	Vent Condition	<ul style="list-style-type: none"> • Left bulb burnt out, replace.
Page 21 Item: 10	Cook top condition	<ul style="list-style-type: none"> • Right electric igniter continued to run after top was lit for around 60sec. Have technician to service unit.
Page 21 Item: 13	Window Condition	<ul style="list-style-type: none"> • Screen behind sink not attached.
Bathroom		
Page 22 Item: 3	Sinks	<ul style="list-style-type: none"> • Slow drain at sink. Recommend clearing in master bath.
Page 23 Item: 12	Shower Walls	<ul style="list-style-type: none"> • Caulk floor at base of shower where needed to prevent water intrusion under flooring.
Page 23 Item: 14	Ceiling/Walls Condition	<ul style="list-style-type: none"> • Dent in 1/2 bath wall behind door from handle, recommend installing door stop.
Bedrooms		
Page 24 Item: 4	Smoke Detectors	<ul style="list-style-type: none"> • There were no smoke detectors present in the bedroom(s). Install detectors prior to occupancy.
Page 24 Item: 9	Ceiling Fans	<ul style="list-style-type: none"> • Bulb on master ceiling fan was not functional, check bulb and retest.
Laundry		
Page 25 Item: 4	GFCI	<ul style="list-style-type: none"> • The laundry receptacle should be GFCI protected type. Install GFCI protection to bring up to current standards.

Inspection Details

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Gravel driveway noted. • Step stone sidewalk noted.

Observations:

- Driveway in a **serviceable** state at time of inspection.
- Walkways are in serviceable state at time of inspection.

2. Grading

Good	Fair	Poor	N/A	None
✓				

Observations:

- Grading appears to be controlled. no concerns at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. Trim back tree on east side of structure.
- Remove decayed stump left of main entrance, where heavy **WDC** insect activity is noted.



Remove decayed stump left of main entrance, where heavy WDC insect activity is noted.



Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. Trim back tree on east side of structure.



4. Power Service Condition

Good	Fair	Poor	N/A	None
✓				

Locations: 400 amp • Located off main drive.

Info: Underground service provided.



5. Grounds Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Exterior electrical operated using normal controls, and appears to be correctly wired according to testing tools.

- Single step light lit when operated then went out, have lights checked for serviceability and replace bulbs.
- Surface mounted wiring noted under deck, electrical should have been ran in conduit to reduce risk of physical damaged.
- Electrical line under deck not properly terminated, have line capped and terminated in junction box.



Single step light lit when operated then went out, have light checked for serviceability.



Surface mounted wiring noted under deck, electrical should have been ran in conduit to reduce risk of physical damaged



Electrical line under deck not properly terminated, have line capped and terminated in junction box.



Conduit and speaker lines ran under deck

6. GFCI

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• **GFCI** tested and operated as designed.

7. Water Pressure

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pressure:

• 75 psi



75 psi

8. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: East side of structure. • West side of structure.

Observations:

- Tested and operating as designed.

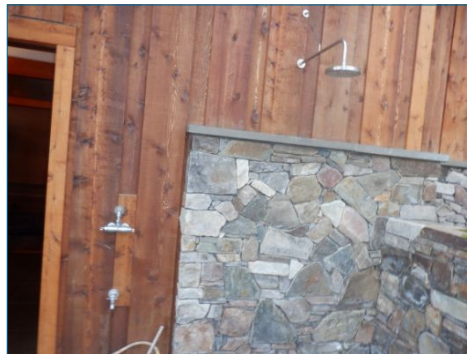
9. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Outdoor shower

Observations:

- Outdoor shower did not have water at time of inspection, check with seller on shutoff location for testing.



Exterior Areas

1. Siding Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood siding, wood frame construction, concrete foundation.

Observations:

- Overall the siding is in good condition and should provide good protection from the elements if properly maintained.
- Caulk/seal siding at stone wall connection, where weather barrier is exposed.
- Several nuts are loose at post brackets, have **technician** lock-tight and seat all nuts.
- Seal all large gaps at siding penetrations to reduce weather or pest intrusion, check during routine maintenance.



Several nuts are loose at post brackets, have technician lock-tight and seat all nuts.



Caulk/seal siding at stone wall connection, where weather barrier is exposed.



Caulk/seal siding at stone wall connection, where weather barrier is exposed.



2. Exterior Paint

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exterior wall coating was in a serviceable condition overall at time of inspection.

3. Eaves, Trim & Facia

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Trim is in a serviceable state.
- Eaves in a serviceable state at time of inspection.
- Organic growth in eaves, treat/clean and seal during routine maintenance.
- Larger splits in extruded lumber tails, prep and seal with chinking putty or preserve.



Organic growth in eaves, treat/clean and seal during routine maintenance.



Larger splits in extruded lumber tails, prep and seal with chinking putty or preserve.





Organic growth in eaves, treat/clean and seal during routine maintenance. Note dark sporing in entry eave.



Bird nesting noted in various areas of eaves, Clean bird waste and screen off points of access to prevent unwarranted damage to structure.



EXAMPLE: Chinking Sealant for cracks.

4. Window Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Components appeared in a serviceable condition at time of inspection.

5. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Serviceable.

• South facing doors window and sliders need to be resealed with coating due to heavy sun exposure. Have doors and slider frames treated and sealed to preserved during routine maintenance.



South facing doors window and sliders need to be resealed with coating due to heavy sun exposure. Have doors and slider frames treated and sealed to preserved during routine maintenance.

6. Patio and Porch Deck

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Serviceable at time of inspection.

- Beam and joist connections were missing strapping/hurricane clips (H1 clips). Have required strapping installed to bring up to current regional building requirements.
- Post under deck have form tube around post, recommend removing black plastic forms to prevent debris and water from being held against wood post, promoting premature decay.
- Deck coating is weathered, re-coat decks to preserve decking material. Routine maintenance item.



Beam and joist connections were missing strapping/hurricane clips (H1 clips). Have required strapping installed to bring up to current regional building requirements.



Post under deck have form tube around post, recommend removing black plastic forms to prevent debris and water from being held against wood post, promoting premature decay.



Remove Plastic forms below concrete.

7. Stairs & Handrail

Good	Fair	Poor	N/A	None
✓				

Observations:

- Stairs were in a serviceable state.
- Handrail were secure at time of inspection.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
✓				

Observation Point: Walked roof for visual inspection

Materials: Seamed metal roofing.

Condition:

- Roof was in a serviceable state at time of inspection.

- **Clean roof areas:** Significant amounts of organic debris evident.



Clean roof areas: Significant amounts of organic debris evident.



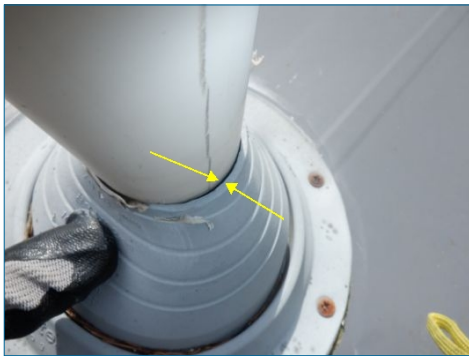
2. Vent Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ridge venting noted.
- Plumbing vents are in a serviceable state at time of inspection.

• Loose boot at East side of roof over 1 1/2" PVC pipe, have sealed at connection to reduce weather intrusion at his point.



Loose boot at East side of roof over 1 1/2" PVC pipe, have sealed at connection to reduce weather intrusion at his point.

3. Gutter

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gutters appear to be in a serviceable condition, Keep gutters cleaned to prevent backing up and clogged down spouts.
- Gutter have screens, unable to determine gutter accumulation.

4. Chimney

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Chimney is in a serviceable state.



5. Spark Arrestor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No chimney spark arrestor observed; Install spark arrestor to be up to current building requirements and reduce risk of fire in wooded area.



No chimney spark arrestor observed; Install spark arrestor to be up to current building requirements and reduce risk of fire in wooded area.

Attic

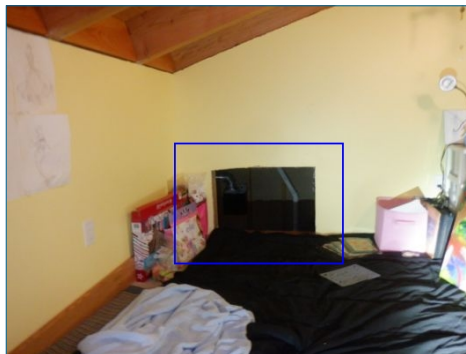
1. Access Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: East Hall Loft space South wall

Observations:

- No hatch door for in wall space, install cover to maintain wall covering requirements.



2. Structure

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Structure appeared to be in a serviceable condition at time of inspection in wall space.

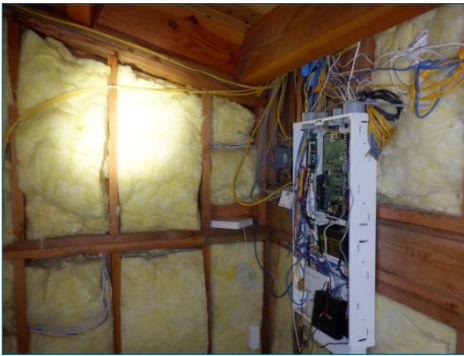
3. Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

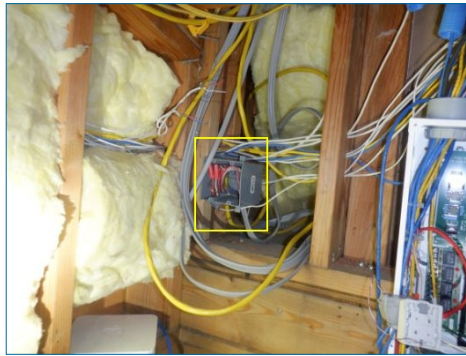
Observations:

- Serviceable state at time of inspection.

- Electrical box covers missing, install covers where needed to reduce risk of shock or shorts.
- Communication box cover removed, have cover reinstalled and area cleared of construction debris.



Communication box cover removed, have cover reinstalled and area cleared of construction debris.



Electrical box covers missing, install covers where needed to reduce risk of shock or shorts.



4. Attic Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Copper plumbing vent piping

5. Insulation Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Unfinished fiberglass batts noted.

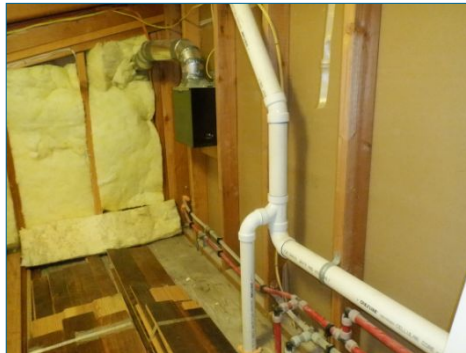
Depth: Wall depth insulation.

Observations:
 • Insulation appears to be in a serviceable state.

6. Exhaust Vent

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Appears to be properly routed through attic space.



Foundation

1. Perimeter Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Poured Concrete

Observations:
 • Foundation perimeter appeared to be in sound condition at time of inspection.

2. Foundation Floor

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Concrete slab noted.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The anchor bolts were not visible obscured by drywall.

Water Heater

1. Water Heater Condition

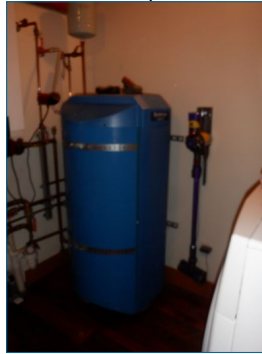
Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heater Type: Electric

Location: The heater is located in the laundry room.

Observations:

- Serviceable condition at time of inspection.



2. Number Of Gallons

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Tank not labeled yet works in conjunction with the boiler/tankless unit.

3. Strapping

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water tank has approved strapping.

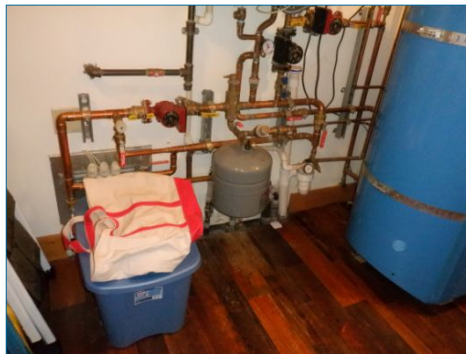
4. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper

Observations:

- Shut off valves present and appear to be functional at time of inspection.
- Zone lines noted on wall.



5. Expansion Tank

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **Expansion Tank** present, Appears to be in working order.

6. TPR Valve

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **TPR valve** appeared to be in serviceable condition.

7. Overflow Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper**Observations:**

- Appeared to be properly routed.

8. Base

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The water heater base is functional.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: The furnace/boiler is located in the laundry room • Radiant water heated floors.**Materials:** Gas fired tankless unit.**Observations:**

- Furnace functional at time of inspection.

**2. Enclosure**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Enclosure is in sound condition.

3. Venting

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Serviceable

4. Gas Valves

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Gas shut off valve was present and appeared functional.

5. Thermostats

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at the time of inspection.
 • Located in various habitable spaces.

Electrical

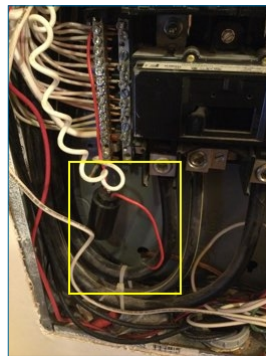
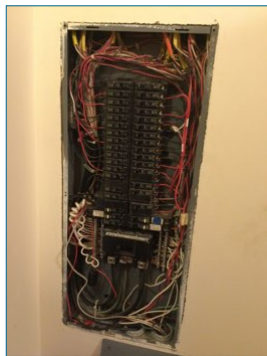
1. Electrical Panel

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Located in utility / laundry room

Observations:

- Electrical panel is in a serviceable state at time of inspection.
- Unknown item attached to neutral with lead wire hanging, inspector capped exposed end. Have electrician evaluate and remove or properly connect.
- Panel cover missing screws, install where missing to better secure. (X6)



Unknown item attached to neutral with lead wire hanging, inspector capped exposed end. Have electrician evaluate and remove or properly connect.



Panel cover missing screws, install where missing to better secure. (X6)

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • 200 amp in main panel



Generator auto switch located in hall closet.



125 amp



200 amp

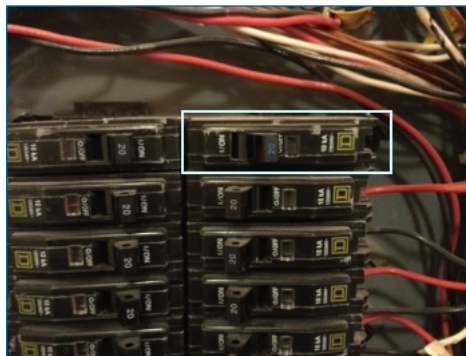


200 amp in main panel

3. Breakers in off position

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • 1 spare



1 spare

4. Cable Feeds

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • There is an underground service lateral noted.

5. Wire Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Non-metallic sheathed cable.

Observations:
 • Wiring in a serviceable state at time of inspection.

6. Breakers

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Standard buss breakers noted. • GFCI/**AFCI** combo breakers noted.

Observations:
 • All of the circuit breakers appeared serviceable.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • All doors noted as functional.
 • Weather stripping failing at front door, replace/repair.



Weather stripping failing at front door, replace/repair.

2. Patio Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • The sliding patio door was functional during the inspection.

3. Window Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood framed windows noted.

Observations:
 • Operational windows operated as designed.

4. Ceiling/Wall Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood plank

Observations:
 • Coverings are in a serviceable state at time of inspection.

5. Smoke

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Testable Smoke detectors not within 10' of all sleeping areas, relocate or add additional alarms to bring up to standards.

6. CO2

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Missing CO2 detectors, install 1 per level and within 10' of sleeping areas.

7. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations:

- Floors are in a serviceable state at time of inspection.

8. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electrical tested and appeared to be correctly wired as indicated by testing tools on main level.

9. Closets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Closets were serviceable.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Stairs are in a serviceable state at time of inspection.

11. Fireplace

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Living Room

Materials: Pot belly style wood burning stove noted. • Wood burning fireplace noted.

Observations:

- Functional.

- Flue is dirty and should be swept as a routine maintenance item.

- Damper appears to be damaged and did not operate as designed, have Fire place specialist evaluate and repair.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink, microwave and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Serviceable state at time of inspection.

2. Counters

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Caulk back splash where grout or caulk is missing. Noted behind main sink.



Caulk back splash where grout or caulk is missing. Noted behind main sink.

3. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electrical tested and appeared to be correctly wired as indicated by testing tools.

4. GFCI

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- GFCI in place and operational in kitchen.

5. Sinks

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated as designed.

6. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plumbing appeared to be in a serviceable state.

7. Dishwasher

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested using normal controls.

8. Microwave

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Microwave operated using normal controls.

9. Vent Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Exterior Vented

Observations:

- Operated as designed.
- Left bulb burnt out, replace.



Left bulb burnt out, replace.

10. Cook top condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gas cook top noted.
- All heating elements operated when tested.

- Right electric igniter continued to run after top was lit for around 60sec. Have technician to service unit.

11. Oven

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gas oven
- All heating elements operated when tested.

12. Wall/Ceiling Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Window Condition

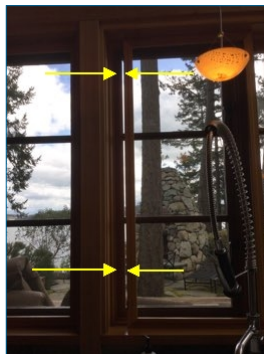
Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood framed windows noted.

Observations:

- Operated as designed.

- Screen behind sink not attached.



Screen behind sink not attached.

14. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood.

Observations:

- Serviceable.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

1. Locations

Locations: 1/2 Bath entry level • Master bath

2. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Serviceable at time of inspections.

3. Sinks

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • In a serviceable state at time of inspection.

• Slow drain at sink. Recommend clearing in master bath.



Slow drain at sink. Recommend clearing in master bath. Left sink

Right sink

4. Counters

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Serviceable state at time of inspection.

5. Cabinets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • In as serviceable state at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • All electrical operated as designed using normal operating controls.

7. GFCI

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • GFCI tested and functioned properly.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Operable at time of inspection.

9. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Plumbing operated as designed.

10. Toilets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Operated when tested.

11. Showers

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

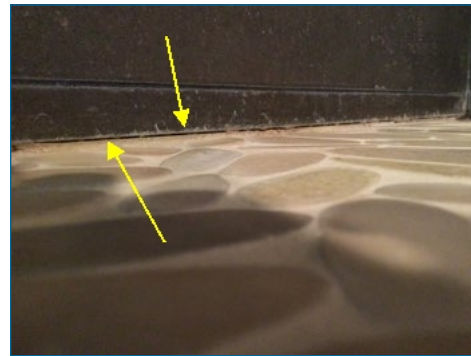
Observations:
 • Operated as designed.

12. Shower Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • In serviceable condition at time of inspection.

• Caulk floor at base of shower where needed to prevent water intrusion under flooring.



Caulk floor at base of shower where needed to prevent water intrusion under flooring.

13. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Tile flooring noted.

14. Ceiling/Walls Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are drywall walls and ceilings noted.

Observations:
 • Walls and ceiling are in a sound state at time of inspection.

• Dent in 1/2 bath wall behind door from handle, recommend installing door stop.



15. Heat

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Radiant floors**Bedrooms**

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Office on first floor. • Standard room on main floor. • Master bedroom on main level. • Kids Loft sleeping area noted.

2. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Bedroom doors operated as designed.

3. Window Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood framed windows noted.**Observations:**

- Windows operated as designed.

4. Smoke Detectors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There were no smoke detectors present in the bedroom(s). Install detectors prior to occupancy.

5. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electrical tested and appeared to be correctly wired as indicated by testing tools.

6. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Flooring Types: Wood flooring.**Observations:**

- Flooring is in a serviceable state at time of inspection. Noted where visible.

7. Wall/Ceiling Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood**Observations:**

- Walls and ceilings are in a sound state at time of inspection.

8. Patio Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated as designed.

9. Ceiling Fans

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally when tested, at time of inspection.

- Bulb on master ceiling fan was not functional, check bulb and retest.

Laundry

1. Locations

Locations: East hall

2. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plumbing appears to be properly routed and in good working order.

3. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Laundry Electrical tested and is operating as designed.

4. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The laundry receptacle should be GFCI protected type. Install GFCI protection to bring up to current standards.



The laundry receptacle should be GFCI protected type. Install GFCI protection to bring up to current standards.

5. Exhaust Fan

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated as designed at time of inspection.

6. Dryer Vent

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dryer vent appears to be in good working order, recommend cleaning vent as a regular routine maintenance.

7. Wall/ceiling Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall noted.

Observations:

- Wall and ceiling covering are in a sound state a time of inspection.

8. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated as designed at time of inspection.

9. Wash Basin

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Wash basin in operational condition.

10. Cabinets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

11. Counters

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Counters are in a serviceable state.

Glossary

Term	Definition
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.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	Ground Fault Circuit Interrupter outlet is 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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Serviceable	Able to be updated, repaired, preserved.
TPR Valve	Temperature pressure relief
Technician	Qualified trades person
WDO	Wood destroying organism